

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

313/88 KAVANAGH STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$639,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,999

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

95/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$660,888	06-Jun-23
3909/151 CITY ROAD SOUTHBANK VIC 3006	\$655,888	14-Mar-23
3911/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$660,888	21-Feb-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 August 2023



**95/100 KAVANAGH STREET
 SOUTHBANK VIC 3006**

 2  2  1

Sold Price

^{RS} **\$660,888**

Sold Date **06-Jun-23**

Distance **0.06km**



**3909/151 CITY ROAD SOUTHBANK
 VIC 3006**

 2  2  1

Sold Price

\$655,888

Sold Date **14-Mar-23**

Distance **0.11km**



**3911/1-13 BALSTON STREET
 SOUTHBANK VIC 3006**

 2  2  1

Sold Price

\$660,888

Sold Date **21-Feb-23**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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