

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 3510/118 Kavanagh Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$649,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Southbank

Period - From 10/01/2023

to 09/01/2024

Source REIV

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 six 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 |
|---|-------------------------------------|-----------|--------------|
| 1 | 1810/118 Kavanagh St SOUTHBANK 3006 | \$650,000 | 19/12/2023 |
| 2 | 313/88 Kavanagh St SOUTHBANK 3006 | \$637,000 | 03/10/2023 |
| 3 | 1504/118 Kavanagh St SOUTHBANK 3006 | \$625,000 | 06/12/2023 |

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 six months.~~

This Statement of Information was prepared on:

10/01/2024 12:28

3510/118 Kavanagh Street, Southbank Vic 3006



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Property Type: APARTMENT

Agent Comments

Indicative Selling Price

\$649,000

Median Unit Price

10/01/2023 - 09/01/2024: \$595,000

Comparable Properties



1810/118 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$650,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment



313/88 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$637,000

Method: Private Sale

Date: 03/10/2023

Property Type: Apartment



1504/118 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$625,000

Method: Private Sale

Date: 06/12/2023

Property Type: Apartment

Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952



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