

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

506/118 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 2024

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

507/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$560,000	25-Jan-24
1301/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$500,000	17-Jul-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: 08 April 2024



**507/118 KAVANAGH STREET
 SOUTHBANK VIC 3006**

 2  2  -

Sold Price **\$560,000** Sold Date **25-Jan-24**

Distance **0km**



**1301/118 KAVANAGH STREET
 SOUTHBANK VIC 3006**

 2  2  -

Sold Price **\$500,000** Sold Date **17-Jul-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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