# 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

805/14 Kavanagh Street, Southbank Vic 3006

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Southbank
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	161/418 St Kilda Rd MELBOURNE 3004	\$1,100,000	08/11/2023
2	807/81 City Rd SOUTHBANK 3006	\$1,099,000	02/02/2024
3	4310/1 Queensbridge Sq SOUTHBANK 3006	\$1,070,000	18/09/2023

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:

14/03/2024 16:57









Property Type: Apartment Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price Year ending December 2023: \$580,000

# **Comparable Properties**



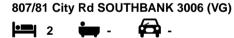
161/418 St Kilda Rd MELBOURNE 3004 (REI/VG)



Price: \$1,100,000 Method: Expression of Interest Date: 08/11/2023 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$1,099,000 Method: Sale Date: 02/02/2024 Property Type: Flat/Unit/Apartment (Res)



4310/1 Queensbridge Sq SOUTHBANK 3006 Agent Comments (REI/VG)



Price: \$1,070,000 Method: Private Sale Date: 18/09/2023 Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504





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