

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Southbank

Period - From 01/01/2023 to 31/12/2023 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	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



2   2   1

**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)

Agent Comments

3   2   2

**Price:** \$1,100,000

**Method:** Expression of Interest

**Date:** 08/11/2023

**Property Type:** Apartment

**807/81 City Rd SOUTHBANK 3006 (VG)**

Agent Comments

2   -   -

**Price:** \$1,099,000

**Method:** Sale

**Date:** 02/02/2024

**Property Type:** Flat/Unit/Apartment (Res)



**4310/1 Queensbridge Sq SOUTHBANK 3006**  
(REI/VG)

Agent Comments

2   2   1

**Price:** \$1,070,000

**Method:** Private Sale

**Date:** 18/09/2023

**Property Type:** Apartment

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