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<br>Including suburb and postcode | 163/22 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 | $620,000 | & | $645,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $551,999 | Property type | Unit | Suburb | Southbank |
| Period-from | 01 Aug 2021 | to | 31 Jul 2022 | 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 |
|---|---|---|
| 215/22 KAVANAGH STREET SOUTHBANK VIC 3006 | $627,999 | 19-May-22 |
| 1806/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006 | $626,500 | 28-Mar-22 |
| 4411/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006 | $615,000 | 05-Apr-22 |

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 August 2022

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**215/22 KAVANAGH STREET SOUTHBANK VIC 3006**

2 2 1

Sold Price **$627,999** Sold Date **19-May-22**

Distance **0km**



**1806/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006**

2 1 -

Sold Price **$626,500** Sold Date **28-Mar-22**

Distance **0.16km**



**4411/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006**

2 1 -

Sold Price **$615,000** Sold Date **05-Apr-22**

Distance **0.16km**

**RS** = Recent sale **UN** = Undisclosed Sale

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