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	3602/118 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~~		or range between	$500,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$529,000	Property type	Unit	Suburb	Southbank
Period-from	01 Oct 2022	to	30 Sep 2023	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.

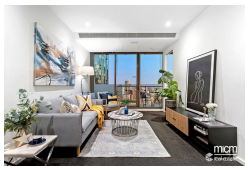
Address of comparable property	Price	Date of sale
3301/118 KAVANAGH STREET SOUTHBANK VIC 3006	$528,000	15-May-23
3502/118 KAVANAGH STREET SOUTHBANK VIC 3006	$605,888	09-Feb-23
507/118 KAVANAGH STREET SOUTHBANK VIC 3006	$485,000	25-Jan-23

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: 31 October 2023

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3301/118 KAVANAGH STREET SOUTHBANK VIC 3006

2 2 -

Sold Price RS **$528,000** Sold Date **15-May-23**

Distance **0km**

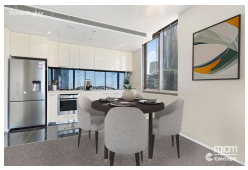


3502/118 KAVANAGH STREET SOUTHBANK VIC 3006

2 1 1

Sold Price **$605,888** Sold Date **09-Feb-23**

Distance **0km**



507/118 KAVANAGH STREET SOUTHBANK VIC 3006

2 2 -

Sold Price **$485,000** Sold Date **25-Jan-23**

Distance **0km**

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

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