

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 601/118 Kavanagh Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000 & \$430,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Southbank

Period - From 01/10/2023 to 30/09/2024 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	4308/1 Balston St SOUTHBANK 3006	\$415,000	26/09/2024
2	1406/245 City Rd SOUTHBANK 3006	\$425,000	09/08/2024
3	708/60 Kavanagh St SOUTHBANK 3006	\$425,000	15/07/2024

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.~~

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Jane Sukpanich

03 9697 8888

0472 876 281

janes@micm.com.au

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

Year ending September 2024: \$590,000



Property Type:

Agent Comments

Comparable Properties



4308/1 Balston St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$415,000

Method: Private Sale

Date: 26/09/2024

Property Type: Apartment



1406/245 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$425,000

Method: Private Sale

Date: 09/08/2024

Property Type: Apartment



708/60 Kavanagh St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$425,000

Method: Private Sale

Date: 15/07/2024

Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822