

# Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

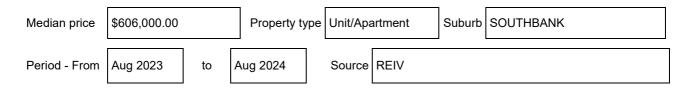
## Property offered for sale

Address Including suburb and postcode 2509/60 Kavanagh Street, Southbank, 3006

#### Indicative selling price

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

### Median sale price



## Comparable property sales

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
1606/138 Spencer St MELBOURNE 3004	\$625,000.00	15/07/2024
2209/60 Kavanagh St SOUTHBANK 3006	\$580,000.00	5/06/2024
105/601 Little Collins St MELBOURNE 3000	\$630,000.00	18/04/2024

This Statement of Information was prepared on: Friday 02nd August 2024

