MICM

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 ncluding suburb and postcode

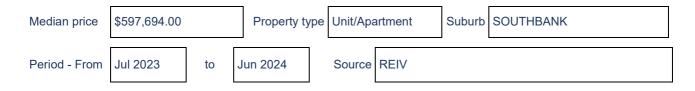
Including suburb and 248/183 City Road, Southbank, 3006

Indicative selling price

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

 Single price
 or range between
 \$640,000.00
 &
 \$688,000.00

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
142/88 Kavanagh St SOUTHBANK 3006	\$675,000.00	1/07/2024
209/100 Kavanagh St SOUTHBANK 3006	\$685,000.00	4/06/2024
115/100 Kavanagh St SOUTHBANK 3006	\$675,000.00	14/03/2024

This Statement of Information was prepared on: Monday 02nd September 2024

