



## 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

105/118 Kavanagh Street, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$448,000.00

&

\$488,000.00

### Median sale price

Median price

\$590,888.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Apr 2023

to

Mar 2024

Source

REIV

### 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
105/565 Flinders St MELBOURNE 3000	\$485,000.00	20/03/2024
3001/245 City Rd SOUTHBANK 3006	\$460,000.00	23/01/2024
1105/105 Clarendon St SOUTHBANK 3006	\$455,000.00	23/04/2024

This Statement of Information was prepared on:

Thursday 02nd May 2024