



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 2806/118 Kavanagh Street, Southbank, 3006

Indicative selling price

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

Single price \$650,000.00 or range between &

Median sale price

Median price \$582,500.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Oct 2019 to Dec 2019 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
3504/241-243 City Rd SOUTHBANK	\$615,000.00	7/12/2019
218/183 City Rd SOUTHBANK	\$613,000.00	21/09/2019
101/88 Southbank Blvd SOUTHBANK	\$607,000.00	2/10/2019

This Statement of Information was prepared on: Tuesday 18th February 2020