



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 **82/38 Kavanagh Street, Southbank, 3006 &
Car Space 256/88 Southbank Boulevard, Southbank, VIC, 3006**

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb
Period - From to Source

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
266/100 Kavanagh St SOUTHBANK 3006	\$415,000.00	9/01/2024
1710/163 City Rd SOUTHBANK 3006	\$410,000.00	16/01/2024
172/38 Kavanagh St SOUTHBANK 3006	\$395,000.00	28/03/2024

This Statement of Information was prepared on: