

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

40/88 Kavanagh Street Southbank VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

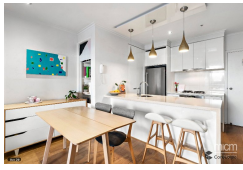
Date of sale

1600/63 Whiteman Street Southbank VIC 3006	\$470,000	23-Nov-20
712/63 Whiteman Street Southbank VIC 3006	\$491,000	30-Mar-21
208/233-239 Collins Street Melbourne VIC 3000	\$465,000	26-Nov-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 May 2021



**1600/63 Whiteman Street
Southbank VIC 3006**

1 1 1

Sold Price **\$470,000** Sold Date **23-Nov-20**

Distance **0.56km**



**712/63 Whiteman Street Southbank
VIC 3006**

1 1 1

Sold Price ^{RS} **\$491,000** Sold Date **30-Mar-21**

Distance **0.56km**



**208/233-239 Collins Street
Melbourne VIC 3000**

1 1 1

Sold Price **\$465,000** Sold Date **26-Nov-20**

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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