

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

1702/60 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2021

to

30 Sep 2022

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

3913/151 CITY ROAD SOUTHBANK VIC 3006	\$660,000	03-Aug-22
222/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$660,000	11-Jul-22
185/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$650,000	24-May-22

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: 01 October 2022



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**3913/151 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price

\$660,000

Sold Date **03-Aug-22**

Distance **0.06km**



**222/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

^{RS} **\$660,000**

Sold Date **11-Jul-22**

Distance **0.11km**



**185/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

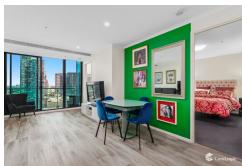
2 2 1

Sold Price

\$650,000

Sold Date **24-May-22**

Distance **0.16km**



**1807/180 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price

\$648,800

Sold Date **30-May-22**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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