

## 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

KAVANAGH STREET SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

\$1,265,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,499

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2022

to

31 Mar 2023

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

3905/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$1,123,440	22-Jul-22
3609/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$1,429,998	01-Oct-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: 03 April 2023


**3905/18 HOFF BOULEVARD  
SOUTHBANK VIC 3006**
 3
  2
  1

 Sold Price **\$1,123,440** Sold Date **22-Jul-22**

 Distance **0.09km**

**3609/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**
 3
  2
  2

 Sold Price **\$1,429,998** Sold Date **01-Oct-22**

 Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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