

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

1510/118 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$590,000

&

\$600,000

Median sale price

Median price

\$572,500

House

Unit

X

Suburb

Southbank

Period - From

01/10/2018

to

31/12/2018

Source

REIV

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 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
1	193/183 City Rd SOUTHBANK 3006	\$600,000	07/01/2019
2	199/79 Whiteman St SOUTHBANK 3006	\$600,000	01/09/2018
3	2805/1 Balston St SOUTHBANK 3006	\$590,000	09/09/2018

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 six months.

1510/118 Kavanagh Street, Southbank Vic 3006



2 -

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$590,000 - \$600,000
Median Unit Price
December quarter 2018: \$572,500

Comparable Properties



193/183 City Rd SOUTHBANK 3006 (REI/VG) **Agent Comments**

2 2 1

Price: \$600,000
Method: Private Sale
Date: 07/01/2019
Rooms: 3
Property Type: Apartment



199/79 Whiteman St SOUTHBANK 3006 (REI/VG) **Agent Comments**

2 1 1

Price: \$600,000
Method: Sold Before Auction
Date: 01/09/2018
Rooms: 3
Property Type: Apartment
Land Size: 87 sqm approx



2805/1 Balston St SOUTHBANK 3006 (REI/VG) **Agent Comments**

2 1 1

Price: \$590,000
Method: Private Sale
Date: 09/09/2018
Rooms: 3
Property Type: Apartment
Land Size: 77 sqm approx