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	1510/118 Kavanagh Street, Southbank Vic 3006
Including suburb and	Ç
postcode	

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	Hou	se	Unit	Х	Suburb	Southbank
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

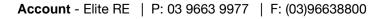
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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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)

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(2) 1

Price: \$600.000 Method: Private Sale Date: 07/01/2019

Rooms: 3

Property Type: Apartment

Agent Comments



199/79 Whiteman St SOUTHBANK 3006

(REI/VG)





Method: Sold Before Auction

Date: 01/09/2018 Rooms: 3

Price: \$600,000

Property Type: Apartment Land Size: 87 sqm approx Agent Comments



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

└─ 2

Price: \$590,000 Method: Private Sale Date: 09/09/2018 Rooms: 3

Property Type: Apartment Land Size: 77 sqm approx

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





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