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	59/88 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	$435,000	&	$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	Unit	Suburb	Southbank
Period-from	01 Dec 2023	to	30 Nov 2024	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
10/100 KAVANAGH STREET SOUTHBANK VIC 3006	$455,000	13-Aug-24
78/100 KAVANAGH STREET SOUTHBANK VIC 3006	$443,250	01-Jul-24
278A/100 KAVANAGH STREET SOUTHBANK VIC 3006	$443,250	01-Jul-24

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: 04 December 2024

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Property Reports
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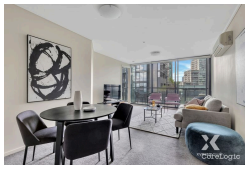
10/100 KAVANAGH STREET SOUTHBANK VIC 3006

1 1 1

Sold Price **$455,000** Sold Date **13-Aug-24**

Distance **0.06km**



78/100 KAVANAGH STREET SOUTHBANK VIC 3006

1 1 -

Sold Price **$443,250** Sold Date **01-Jul-24**

Distance **0.06km**

278A/100 KAVANAGH STREET SOUTHBANK VIC 3006

1 1 1

Sold Price Sold Date **01-Jul-24**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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