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	
postcode	

Indicative selling price

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

Range between	\$600,000	&	\$620,000

Median sale price

Median price	\$538,000	Hou	ıse	Unit	Х	Suburb	Southbank
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

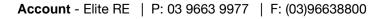
Comparable property sales (*Delete A or B below as applicable)

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	1605/151 City Rd SOUTHBANK 3006	\$616,000	19/02/2018
2	2708/180 City Rd SOUTHBANK 3006	\$615,000	07/02/2018
3	104/149 City Rd SOUTHBANK 3006	\$600,000	04/04/2018

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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Rooms

Property Type: Strata Unit/Flat **Land Size:** 80 sqm approx

Agent Comments

Indicative Selling Price \$600,000 - \$620,000 Median Unit Price March quarter 2018: \$538,000

Comparable Properties



1605/151 City Rd SOUTHBANK 3006 (REI)

– 2

- 2

6

Agent Comments

Price: \$616,000 Method: Private Sale Date: 19/02/2018

Rooms: 3

Property Type: Apartment Land Size: 87 sqm approx



2708/180 City Rd SOUTHBANK 3006 (REI)

-2

:

6

Agent Comments

Price: \$615,000 **Method:** Private Sale **Date:** 07/02/2018

Rooms: 3

Property Type: Apartment Land Size: 89 sqm approx



104/149 City Rd SOUTHBANK 3006 (REI)

-2

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2 2

6

Agent Comments

Price: \$600,000 **Method:** Private Sale **Date:** 04/04/2018

Rooms: 3

Property Type: Apartment Land Size: 83 sqm approx

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





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