



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

146/88 Kavanagh Street, SOUTHBANK, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$460,000

&

\$500,000

### Median sale price

Median price

\$572,500

Property type

Unit

Suburb

SOUTHBANK, 3006

Period from

24/01/2017

to

21/06/2017

Source

REA

### Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

Unit 306, 88 Kavanagh Street, SOUTHBANK, 3006 Victoria

\$500,000

14/05/2017

Unit 236, 88 Kavanagh Street, SOUTHBANK, 3006 Victoria

\$475,000

30/03/2017

Unit 107, 88 Kavanagh Street, SOUTHBANK, 3006 Victoria

\$486,000

05/06/2017