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## 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	1002/8 Kavanagh Street, Southbank Vic 3006
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$899,000

#### Median sale price

Median price	\$563,000	Hou	ISE	Unit	х	Suburb	Southbank
Period - From	01/04/2018	to	30/06/2018		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

Au	aress of comparable property	1 1100	Date of Sale
1	606/8 Kavanagh St SOUTHBANK 3006	\$975,000	23/04/2018
2	606/155 Franklin St MELBOURNE 3000	\$935,000	07/05/2018
3	5/343 Moray St SOUTH MELBOURNE 3205	\$920,000	04/05/2018

#### 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.

**Account** - Whiting & Co Professionals St Kilda | P: 03 95348014 | F: 95342821 95254086





Price

Date of sale

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**Indicative Selling Price** \$899,000 **Median Unit Price** June quarter 2018: \$563,000



Property Type: Apartment





**Agent Comments** 

# Comparable Properties



606/8 Kavanagh St SOUTHBANK 3006 (REI/VG)

**--** 2

Price: \$975,000 Method: Private Sale Date: 23/04/2018

Rooms: 4

Property Type: Apartment

**Agent Comments** 

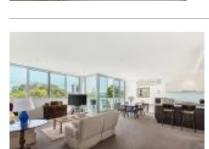


606/155 Franklin St MELBOURNE 3000 (VG)

Price: \$935,000 Method: Sale Date: 07/05/2018 Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



5/343 Moray St SOUTH MELBOURNE 3205

(REI/VG) **--** 2

Price: \$920,000

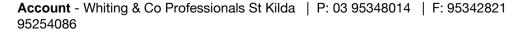
Method: Sold Before Auction

Date: 04/05/2018

Rooms: -

Property Type: Apartment

Agent Comments







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