

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

1002/8 Kavanagh Street, Southbank Vic 3006

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

House

Unit

X

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	Price	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.

Marcus Peters
03 9534 8014
0418 337 051
marcuspeters@whiting.com.au



 2  2  1

Rooms:
Property Type: Apartment
Agent Comments

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

Comparable Properties



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

Agent Comments

 2  2  1

Price: \$975,000
Method: Private Sale
Date: 23/04/2018
Rooms: 4
Property Type: Apartment



606/155 Franklin St MELBOURNE 3000 (VG)

Agent Comments

 2  -  -

Price: \$935,000
Method: Sale
Date: 07/05/2018
Rooms: -
Property Type: Strata Unit/Flat



5/343 Moray St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

 2  1  2

Price: \$920,000
Method: Sold Before Auction
Date: 04/05/2018
Rooms: -
Property Type: Apartment