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	38/38 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Range between	$570,000	&	$627,000

Median sale price

Median price	$545,000	~~House~~		Unit	X	Suburb	Southbank
Period - From	01/01/2019	to	31/03/2019	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	519/85 Market St SOUTH MELBOURNE 3205	$610,000	29/03/2019
2	5/89 Dodds St SOUTHBANK 3006	$598,200	23/04/2019
3	1008/28 Bank St SOUTH MELBOURNE 3205	$583,800	15/12/2018

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

38/38 Kavanagh Street, Southbank Vic 3006



2 1 1

Rooms:
Property Type: Apartment

Agent Comments

Indicative Selling Price
$570,000 - $627,000
Median Unit Price
March quarter 2019: $545,000

Comparable Properties



519/85 Market St SOUTH MELBOURNE 3205 (REI)

2 1 1

Price: $610,000
Method: Private Sale
Date: 29/03/2019
Rooms: 3
Property Type: Apartment

Agent Comments



5/89 Dodds St SOUTHBANK 3006 (REI)

2 1 1

Price: $598,200
Method: Sold Before Auction
Date: 23/04/2019
Rooms: -
Property Type: Apartment

Agent Comments



1008/28 Bank St SOUTH MELBOURNE 3205 (REI)

2 1 1

Price: $583,800
Method: Auction Sale
Date: 15/12/2018
Rooms: 3
Property Type: Apartment

Agent Comments

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