# 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<br>Including suburb and postcode | 403/12-16 Kavanagh Street, Southbank, VIC 3006 |

## Indicative selling price

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

| | | | | |
|---|---|---|---|---|
| Single price | $269,000 | or range between | | & |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $ 537,500 | Property type | Unit | Suburb | SOUTHBANK |
| Period - From | 06/09/2023 | to | 05/09/2024 | Source | core_logic |

## Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 11/88-94 Franklin Street Melbourne Vic 3000 | $255,000 | 2024-08-27 |
| 2 | 308/51-67 Rathdowne Street Carlton Vic 3053 | $270,000 | 2024-08-02 |
| 3 | 302/263 Franklin Street Melbourne Vic 3000 | $265,000 | 2024-07-31 |

This Statement of Information was prepared on: 06/09/2024

CONSUMER AFFAIRS VICTORIA