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	1004/8 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Single price $890,000

Median sale price

Median price $553,000 Property Type Unit Suburb Southbank

Period - From 01/07/2022 to 30/06/2023 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	1902/8 Kavanagh St SOUTHBANK 3006	$915,000	15/08/2023
2			
3			

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.

This Statement of Information was prepared on: 04/09/2023 11:49

1004/8 Kavanagh Street, Southbank Vic 3006



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$890,000
Median Unit Price
Year ending June 2023: $553,000

Comparable Properties



1902/8 Kavanagh St SOUTHBANK 3006 (REI)

2 2 1

Agent Comments

Price: $915,000
Method: Private Sale
Date: 15/08/2023
Property Type: Apartment

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 - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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