

# 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

1402/8 Kavanagh Street, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$1,950,000

### Median sale price

Median price \$579,500 Property Type Unit Suburb Southbank

Period - From 27/06/2021 to 26/06/2022 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	1802/8 Kavanagh St, Southbank, Vic 3006, Australia	\$2,000,000	30/05/2022
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: 27/06/2022 16:31



3 2 2

**Rooms:** 6  
**Property Type:** Apartment  
**Land Size:** 165 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$1,950,000  
**Median Unit Price**  
27/06/2021 - 26/06/2022: \$579,500

## Comparable Properties

**1802/8 Kavanagh St, Southbank, Vic 3006,  
Australia (REI)**

**Agent Comments**

3 2 2

**Price:** \$2,000,000  
**Method:**  
**Date:** 30/05/2022  
**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.