

## 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

1903/8-10 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 6 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

|  |             |           |
|--|-------------|-----------|
| 1206/8-10 Kavanagh Street Southbank VIC 3006 | \$1,176,000 | 02-Sep-19 |
| 1801/8-10 Kavanagh Street Southbank VIC 3006 | \$950,000   | 12-Jun-19 |
| 2402/8-10 Kavanagh Street Southbank VIC 3006 | \$1,019,999 | 31-Jul-19 |

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 6 months.~~

This Statement of Information was prepared on: 18 November 2019

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**1206/8-10 Kavanagh Street  
Southbank VIC 3006**

 2  2  1

Sold Price **\$1,176,000** Sold Date **02-Sep-19**

Distance -



**1801/8-10 Kavanagh Street  
Southbank VIC 3006**

 2  2  1

Sold Price **\$950,000** Sold Date **12-Jun-19**

Distance -



**2402/8-10 Kavanagh Street  
Southbank VIC 3006**

 2  2  1

Sold Price **\$1,019,999** Sold Date **31-Jul-19**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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