

**aussieproperty.com Melbourne**

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 101/118 Kavanagh Street, Southbank VIC 3006

Indicative selling price

Indicated Price Range between \$365,000.00 & \$380,000.00

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Median sale price

Median Unit Price: \$560,000.00
Suburb: Southbank
Period: 01/03/2018 to 31/03/2018
Source: CoreLogic RP DATA

Comparable property sales

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. 3114/151 City Road, Southbank VIC 3006	\$387,500.00	28.03.18
2. 1104/180 City Road, Southbank VIC 3006	\$370,000.00	01.05.18
3. 1205/ 46-50 Haigh Street, Southbank VIC 3006	\$368,000.00	27.03.18