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

1510/118 Kavanagh Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$580,000	&	\$600,000				
Median sale price							
Median price	\$557,500 ⊨	House Un	it X	Suburb Southbank			
Period - From	01/07/2018 to	o 30/09/2018	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.

Add	Iress of comparable property	Price	Date of sale
1	318/183 City Rd SOUTHBANK 3006	\$609,000	23/06/2018
2	203/183 City Rd SOUTHBANK 3006	\$590,000	09/07/2018
3	69/100 Kavanagh St SOUTHBANK 3006	\$589,000	01/08/2018

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$580,000 - \$600,000 Median Unit Price September quarter 2018: \$557,500

Comparable Properties



318/183 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments





Price: \$609,000 Method: Private Sale Date: 23/06/2018 Rooms: 3 Property Type: Apartment Land Size: 93 sqm approx

203/183 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

Agent Comments



Price: \$590,000 Method: Private Sale Date: 09/07/2018 Rooms: 3 Property Type: Apartment Land Size: 92 sqm approx



69/100 Kavanagh St SOUTHBANK 3006 (REI/VG)



Price: \$589,000 Method: Private Sale Date: 01/08/2018 Rooms: 3 Property Type: Apartment Land Size: 95 sqm approx

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