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

299/100 KAVANAGH STREET SOUTHBANK VIC 3006

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee		&	\$1,850,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$551,999	Property type	Unit	Suburb	Southbank

28 Feb 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2022

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.

to

Address of comparable property	Price	Date of sale
8604/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,984,000	08-Nov-22
4911/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,910,000	20-Sep-22
1002/250 ST KILDA ROAD SOUTHBANK VIC 3006	\$1,900,000	10-Jan-23

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: 03 March 2023

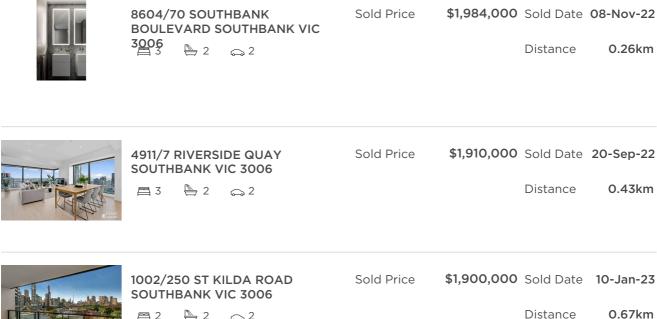


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RS = Recent sale UN = Undisclosed Sale

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