

# 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

186/38 Kavanagh Street, Southbank Vic 3006
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### Indicative selling price

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

Range between 

\$830,000
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 & 

\$910,000
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### Median sale price

Median price 

\$586,000
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 Property Type 

Unit
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 Suburb 

Southbank
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Period - From 

01/07/2019
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 to 

30/09/2019
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 Source 

REIV
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### 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	203/38 Bank St, South Melbourne, Vic 3205, Australia	\$938,000	23/09/2019
2	6003/500 Elizabeth St MELBOURNE 3000	\$875,000	16/10/2019
3	312/38 Bank St SOUTH MELBOURNE 3205	\$871,000	21/09/2019

**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: 

02/12/2019 15:44
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 3  1  2

**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 110 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$830,000 - \$910,000  
**Median Unit Price**  
September quarter 2019: \$586,000

## Comparable Properties

**203/38 Bank St, South Melbourne, Vic 3205, Australia (REI)** **Agent Comments**

 3  1  2

**Price:** \$938,000  
**Method:**  
**Date:** 23/09/2019  
**Property Type:** Apartment



**6003/500 Elizabeth St MELBOURNE 3000 (REI)** **Agent Comments**

 3  2  -

**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 16/10/2019  
**Rooms:** 5  
**Property Type:** Apartment



**312/38 Bank St SOUTH MELBOURNE 3205 (REI)** **Agent Comments**

 3  2  2

**Price:** \$871,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** Apartment