

# 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

10/114 Dodds 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)

Single price

\$719,000

### Median sale price

Median price

\$590,888

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2023

to

31/03/2024

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.

	Address of comparable property	Price	Date of sale
1	51/99 Whiteman St SOUTHBANK 3006	\$725,000	20/03/2024
2	91/1 Riverside Quay SOUTHBANK 3006	\$720,000	20/04/2024
3	7/108 Southbank Blvd SOUTHBANK 3006	\$715,000	13/04/2024

**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:

20/06/2024 15:54



2   1   1

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$719,000

**Median Unit Price**

Year ending March 2024: \$590,888

## Comparable Properties



**51/99 Whiteman St SOUTHBANK 3006 (VG)**

**Agent Comments**

2   -   -

**Price:** \$725,000

**Method:** Sale

**Date:** 20/03/2024

**Property Type:** Flat/Unit/Apartment (Res)



**91/1 Riverside Quay SOUTHBANK 3006 (REI)**

**Agent Comments**

2   2   1

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 20/04/2024

**Property Type:** Unit



**7/108 Southbank Blvd SOUTHBANK 3006 (REI)**

**Agent Comments**

2   1   1

**Price:** \$715,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** Apartment

**Account - Woodards** | P: 03 9866 4411 | F: 03 9866 4504