

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 6/116 Dodds Street, Southbank, 3006

Indicative selling price

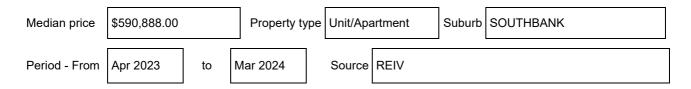
For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$650,000.00

or range between

&

Median sale price



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 |
|-------------------------------------|--------------|--------------|
| 7/108 Southbank Blvd SOUTHBANK 3006 | \$715,000.00 | 13/04/2024 |
| 11/38 Wells St SOUTHBANK 3006 | \$700,000.00 | 4/05/2024 |
| 2/104 Coventry St SOUTHBANK 3006 | \$650,000.00 | 26/04/2024 |

This Statement of Information was prepared on: Tuesday 14th May 2024

