



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 125 Dodds Street, Southbank, 3006

Indicative selling price

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

Single price \$1,188,000.00 or range between &

Median sale price

Median price \$1,540,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Aug 2020 to Aug 2021 Source REIV

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
67 Nelson Rd SOUTH MELBOURNE 3205	\$1,100,000.00	22/05/2021
122 Ingles St PORT MELBOURNE 3207	\$1,065,000.00	1/05/2021
4/60 Leopold St SOUTH YARRA 3141	\$1,020,000.00	14/06/2021

This Statement of Information was prepared on: Tuesday 31st August 2021