

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 17/114 Dodds Street, Southbank, VIC 3006

Indicative selling price

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

Price Range

\$570,000

&

\$585,000

Median sale price

Median price

\$607,500

Property Type

Unit

Suburb

Southbank (3006)

Period - From

31/03/2023

to

30/04/2024

Source

REA

Comparable property sales

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
138/83 WHITEMAN STREET, SOUTHBANK VIC 3006	\$610,000	16/11/2023
6/28 WELLS STREET, SOUTHBANK VIC 3006	\$690,000	23/11/2023
7/116 DODDS STREET, SOUTHBANK VIC 3006	\$700,000	01/11/2023

This Statement of Information was prepared on: 01/05/2024