

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

3/89 Dodds Street Southbank VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

5/85 Dodds Street Southbank VIC 3006	\$660,000	13-Mar-21
27/8 Wells Street Southbank VIC 3006	\$660,000	16-Nov-20
3/118 Dodds Street Southbank VIC 3006	\$620,000	11-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 11 May 2021



5/85 Dodds Street Southbank VIC 3006

Sold Price

^{RS} **\$660,000**

Sold Date

13-Mar-21

 2  1  1

Distance

0.13km



27/8 Wells Street Southbank VIC 3006

Sold Price

\$660,000

Sold Date

16-Nov-20

 2  1  1

Distance

0.19km



3/118 Dodds Street Southbank VIC 3006

Sold Price

\$620,000

Sold Date

11-Dec-20

 2  1  1

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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