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 ourb and oostcode	7/116 Dodds Street, Southbank, VIC 3006									
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price		or rang		or range	\$625,000			&	\$675,000	
price										
\$529,00	00 Pro		Prop	perty type Unit			Suburb	SOUTHBA	NK	
11/10/202	22	to	10/10/2	023	Source	core_logic	;			
	Address purb and postcode elling price price \$529,00	Address purb and postcode 7/116 Plling price g of this price see gle price price \$529,000	Address purb and postcode 7/116 Dodd Piling price g of this price see consulting price price \$529,000	Address purb and postcode 7/116 Dodds Stree Palling price gof this price see consumer.vic. gle price price \$529,000 Prop	Address purb and postcode 7/116 Dodds Street, South Plling price g of this price see consumer.vic.gov.au/ur gle price price \$529,000 Property type	Address purb and postcode 7/116 Dodds Street, Southbank, VI Plling price g of this price see consumer.vic.gov.au/underquoting gle price price \$529,000 Property type Unit	Address purb and postcode 7/116 Dodds Street, Southbank, VIC 3006 Piling price g of this price see consumer.vic.gov.au/underquoting gle price price \$529,000 Property type Unit	Address purb and postcode 7/116 Dodds Street, Southbank, VIC 3006 Plling price g of this price see consumer.vic.gov.au/underquoting gle price or range between \$625,000 price \$529,000 Property type Unit Suburb	Address purb and postcode 7/116 Dodds Street, Southbank, VIC 3006 Plling price g of this price see consumer.vic.gov.au/underquoting gle price or range between \$625,000 & price \$529,000 Property type Unit Suburb SOUTHBA	

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Ad	dress of comparable property	Price	Date of sale
1	58/63 Dorcas Street South Melbourne Vic 3205	\$668,000	2023-07-05
2	27/333 Coventry Street South Melbourne Vic 3205	\$650,000	2023-06-23
3	206/38 Bank Street South Melbourne Vic 3205	\$675,000	2023-08-19

This Statement of Information was prepared on: 11/10/2023

