

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

6/79 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2024

to

31 Dec 2024

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

120/120-150 STURT STREET SOUTHBANK VIC 3006	\$675,000	24-Dec-24
503/22 DORCAS STREET SOUTHBANK VIC 3006	\$665,000	15-Jan-25
2013/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$684,999	05-Dec-24

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: 20 January 2025

Kristy Trisca

M 0432601725

E kristy.trisca@obrienrealestate.com.au



**120/120-150 STURT STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price

^{RS}

\$675,000

Sold Date **24-Dec-24**

Distance **0.28km**



**503/22 DORCAS STREET
SOUTHBANK VIC 3006**

 2  2  -

Sold Price

^{RS}

\$665,000

Sold Date **15-Jan-25**

Distance **0.37km**



**2013/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

\$684,999

Sold Date **05-Dec-24**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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