



## 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 511/102 Wells Street, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$650,000.00 & \$715,000.00

### Median sale price

Median price \$545,000.00 Property type Unit/Apartment Suburb SOUTHBANK

Period - From Jul 2018 to Jun 2019 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
907/67 Stead St SOUTH MELBOURNE	\$715,000.00	26/05/2019
2908/180 City Rd SOUTHBANK	\$670,000.00	25/05/2019
310/102 Wells St SOUTHBANK	\$670,000.00	23/02/2019

This Statement of Information was prepared on: Friday 13th September 2019