



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 313/148 Wells Street, South Melbourne, 3205

Indicative selling price

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

Single price or range between \$590,000.00 & \$648,000.00

Median sale price

Median price \$693,750.00 Property type Unit/Apartment Suburb SOUTH MELBOURNE

Period - From Apr 2022 to Jun 2022 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
163/22 Kavanagh St SOUTHBANK 3006	\$625,000.00	19/08/2022
401/148 Wells St SOUTH MELBOURNE 3205	\$650,000.00	14/05/2022
3/27 Miles St SOUTHBANK 3006	\$645,000.00	13/07/2022

This Statement of Information was prepared on: Monday 05th September 2022