Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/100 Wells Street, Southbank Vic 3006

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|-----------|--|--|
| Range betweer | \$720,000 | | & | | \$750,000 | | | | | |
| Median sale p | rice | | | | | | | | | |
| Median price | \$580,000 | Pro | operty Type | Unit | | | Suburb | Southbank | | |
| Period - From | 01/04/2024 | to | 30/06/2024 | | So | urce | REIV | | | |

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 1/112 Southbank Blvd SOUTHBANK 3006 | \$770,000 | 16/07/2024 |
| 2 | 10/114 Dodds St SOUTHBANK 3006 | \$720,000 | 01/07/2024 |
| 3 | 11/38 Wells St SOUTHBANK 3006 | \$700,000 | 04/05/2024 |

OR

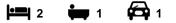
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/08/2024 10:54







Property Type: Apartment Agent Comments

Indicative Selling Price \$720,000 - \$750,000 **Median Unit Price** June guarter 2024: \$580,000

Comparable Properties



1/112 Southbank Blvd SOUTHBANK 3006 (REI) Agent Comments



Price: \$770.000 Method: Private Sale Date: 16/07/2024 Property Type: Apartment Land Size: 103 sqm approx



10/114 Dodds St SOUTHBANK 3006 (REI)

Agent Comments

Agent Comments

Price: \$720,000 Method: Private Sale Date: 01/07/2024 Property Type: Apartment

- 2

11/38 Wells St SOUTHBANK 3006 (REI/VG)



Price: \$700,000 Method: Auction Sale Date: 04/05/2024 Property Type: Apartment

Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952





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