## 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

2/96 Wells Street, Southbank Vic 3006

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$700,000		&		\$730,000					
Median sale p	rice									
Median price	\$570,000	Pro	operty Type	Unit			Suburb	Southbank		
Period - From	01/01/2024	to	31/12/2024		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.

Add	dress of comparable property	Price	Date of sale
1	82/88 Wells St SOUTHBANK 3006	\$706,000	08/02/2025
2	41/88 Wells St SOUTHBANK 3006	\$733,500	27/12/2024
3	23/88 Wells St SOUTHBANK 3006	\$726,000	12/09/2024

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:

11/02/2025 13:40





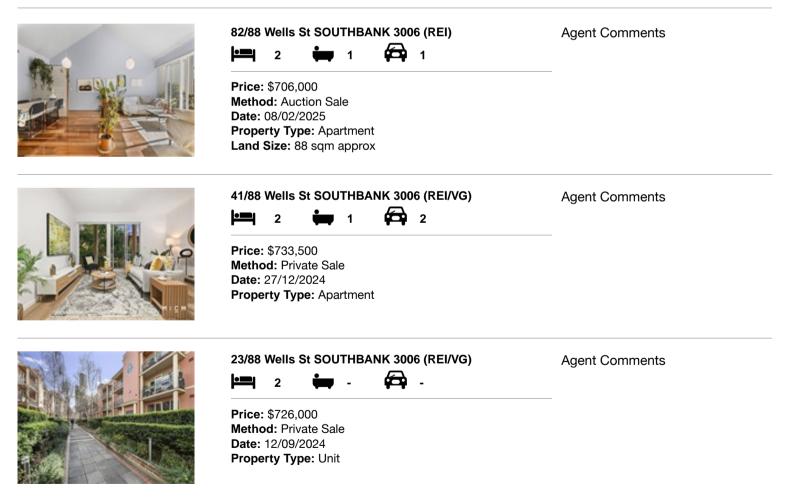
Jake Hu 0488 028 978 jake@melbournerealestate.com.au





**Property Type:** Apartment **Land Size:** 128 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$730,000 Median Unit Price Year ending December 2024: \$570,000

# **Comparable Properties**



#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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