

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 202/148 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 &

Median sale price

Median price Property type Suburb

Period
 - to Source

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
807/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$430,000.00	16/11/2024
712/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205	\$449,000.00	31/01/2025
2704/180 CITY ROAD SOUTHBANK VIC 3006	\$451,888.00	18/12/2024

This Statement of Information was prepared on: