

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 130/8 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 \$1,400,000.00 &  \$1,540,000.00

**Median sale price**

Median price  \$597,694.00 Property type  Unit/Apartment Suburb  SOUTHBANK  
 Period  Jul 2023 -  Jun 2024 to  Jun 2024 Source  REIV

**Comparable property sales**

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:  Wednesday 11th September 2024