



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 409/148 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 \$550,000.00 & \$580,000.00

Median sale price

Median price \$627,500.00 Property type Unit/Apartment Suburb SOUTH MELBOURNE
Period - From Jul 2019 to Jun 2020 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
908/28 Bank St SOUTH MELBOURNE 3205	\$580,000.00	26/06/2020
213/148 Wells St SOUTH MELBOURNE 3205	\$580,000.00	1/06/2020
198/83 Whiteman St SOUTHBANK 3006	\$555,000.00	14/07/2020

This Statement of Information was prepared on: Wednesday 16th September 2020