



## 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

11/38 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

\$648,000.00

&

\$698,000.00

### Median sale price

Median price

\$580,000.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Jan 2023

to

Dec 2023

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
6/110 Southbank Blvd SOUTHBANK 3006	\$692,500.00	13/01/2024
19/88 Wells St SOUTHBANK 3006	\$670,888.00	24/10/2023
150b Wells St SOUTH MELBOURNE 3205	\$660,000.00	9/12/2023

This Statement of Information was prepared on:

Thursday 11th April 2024