

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

403/148 Wells Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,900,000 Property Type House Suburb South Melbourne

Period - From 01/10/2023 to 31/12/2023 Source 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.~~

	Address of comparable property	Price	Date of sale
1	1502/180 City Rd SOUTHBANK 3006	\$875,000	18/12/2023
2	73/63 Dorcas St SOUTH MELBOURNE 3205	\$860,000	08/10/2023
3			

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: 18/01/2024 13:08

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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

December quarter 2023: \$1,900,000



3 2 1

Property Type: Apartment (Res)

Agent Comments

Comparable Properties



1502/180 City Rd SOUTHBANK 3006 (REI)

Agent Comments

3 2 1

Price: \$875,000

Method: Private Sale

Date: 18/12/2023

Property Type: Apartment



73/63 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000

Method: Private Sale

Date: 08/10/2023

Property Type: Apartment

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.