



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

312/148 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

\$400,000.00

&

\$440,000.00

Median sale price

Median price

\$583,800.00

Property type

Unit/Apartment

Suburb

SOUTH MELBOURNE

Period - From

Feb 2019

to

Jan 2020

Source

Corelogic

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
509/28 Bank Street South Melbourne VIC 3205	\$435,000.00	30/01/2020
1514/8 Dorcas Street Southbank VIC 3006	\$402,000.00	17/01/2020
236/416 St Kilda Road Melbourne VIC 3004	\$440,000.00	3/12/2019

This Statement of Information was prepared on:

Tuesday 25th February 2020