



## 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 802/102 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 \$720,000.00 & \$780,000.00

### Median sale price

Median price \$556,000.00 Property type Unit/Apartment Suburb SOUTHBANK

Period - From Jan 2022 to Dec 2022 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 |
|------------------------------------|--------------|--------------|
| 76d Napier St SOUTH MELBOURNE 3205 | \$775,000.00 | 12/11/2022   |
| 308/19 Queens Rd MELBOURNE 3004    | \$765,500.00 | 23/12/2022   |
| 78d Napier St SOUTH MELBOURNE 3205 | \$750,000.00 | 30/11/2022   |

This Statement of Information was prepared on: Tuesday 07th February 2023