

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

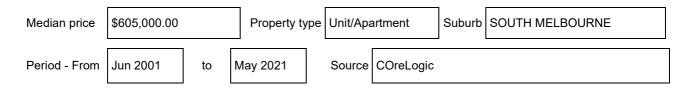
Address Including suburb and postcode 210/148 Wells Street, South Melbourne, 3205

Indicative selling price

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

Single price		or range between	\$600,000.00	&	\$660,000.00
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Median sale price



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
11/38 Bank Street South Melbourne VIC 3205	\$630,000.00	7/05/2021
3/89 Dodds Street Southbank VIC 3006	\$610,000.00	12/06/2021
73/418 St Kilda Road Melbourne VIC 3004	\$620,000.00	25/05/2021

This Statement of Information was prepared on: Thursday 24th June 2021

