



Statement of Information

Sections 47AF of the Estate Agents Act 1980

408/148 Wells street,
SOUTH MELBOURNE 3205



Indicative selling price

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

Single price \$430,000

Median sale price

Median **House** for **SOUTH MELBOURNE** for period **Jan 2018 - Mar 2018**

Sourced from REIV.

\$610,100

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 the most comparable to the property for sale.

803/480 St Kilda Road, Melbourne 3004	Price \$430,000 Sold 07 May 2018
185/416a St Kilda Road, Melbourne 3004	Price \$425,000 Sold 24 February 2018
612/28 Bank Street, South Melbourne 3205	Price \$425,000 Sold 22 December 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

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