



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

1006/148 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

\$588,000.00

&

\$638,000.00

Median sale price

Median price

\$630,000.00

Property type

Unit/Apartment

Suburb

SOUTH MELBOURNE

Period - From

Apr 2023

to

Mar 2024

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

206/57 Spencer St DOCKLANDS 3008	\$638,000.00	30/04/2024
88/416 St Kilda Rd MELBOURNE 3004	\$630,000.00	16/02/2024
801/35 Albert Rd MELBOURNE 3004	\$630,000.00	24/05/2024

This Statement of Information was prepared on: Monday 24th June 2024