



STATEMENT OF INFORMATION

906/102 WELLS STREET, SOUTHBANK, VIC 3006

PREPARED BY HOCKINGSTUART ALBERT PARK, 29 VICTORIA AVE ALBERT PARK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



906/102 WELLS STREET, SOUTHBANK,

2 2 1

Indicative Selling Price

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

Price Range: **\$640,000 to \$680,000**

MEDIAN SALE PRICE



SOUTHBANK, VIC, 3006

Suburb Median Sale Price (Unit)

\$550,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



45 CLARKE ST, SOUTHBANK, VIC 3006

2 2 1

Sale Price

\$667,500

Sale Date: 15/05/2017

Distance from Property: 782m



92/99 WHITEMAN ST, SOUTHBANK, VIC 3006

2 2 1

Sale Price

\$685,000

Sale Date: 12/04/2017

Distance from Property: 1.1km



1902/63 WHITEMAN ST, SOUTHBANK, VIC

2 2 1

Sale Price

\$630,000

Sale Date: 30/03/2017

Distance from Property: 1km



This report has been compiled on 14/07/2017 by Hockingstuart Albert Park. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

906/102 WELLS STREET, SOUTHBANK, VIC 3006

Indicative selling price

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

Price Range:

\$640,000 to \$680,000

Median sale price

Median price

\$550,000

House

Unit

X


Suburb

SOUTHBANK

Period

01 July 2016 to 30 June 2017

Source



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
45 CLARKE ST, SOUTHBANK, VIC 3006	\$667,500	15/05/2017
92/99 WHITEMAN ST, SOUTHBANK, VIC 3006	\$685,000	12/04/2017
1902/63 WHITEMAN ST, SOUTHBANK, VIC 3006	\$630,000	30/03/2017