



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 508/102 Wells Street, Southbank, 3006

Indicative selling price

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

Single price or range between \$700,000.00 & \$720,000.00

Median sale price

Median price \$470,000.00 Property type Unit/Apartment Suburb SOUTHBANK

Period - From Apr 2019 to Jun 2019 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
1606/38 Albert Rd SOUTH MELBOURNE 3205	\$730,000.00	20/06/2019
406/225 Elizabeth St MELBOURNE 3000	\$715,000.00	12/08/2019
907/67 Stead St SOUTH MELBOURNE 3205	\$715,000.00	26/05/2019

This Statement of Information was prepared on: Friday 13th September 2019