

# 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 106/148 Wells Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$570,000

### Median sale price

Median price \$682,500 Property Type Unit Suburb South Melbourne

Period - From 01/04/2019 to 30/06/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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
1	2205/60 Kavanagh St SOUTHBANK 3006	\$569,000	22/05/2019
2	2611/50 Albert Rd SOUTH MELBOURNE 3205	\$565,000	30/05/2019
3	91/88 Wells St SOUTHBANK 3006	\$560,000	26/04/2019

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 20/09/2019 11:09



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$520,000 - \$570,000

**Median Unit Price**

June quarter 2019: \$682,500

## Comparable Properties

**2205/60 Kavanagh St SOUTHBANK 3006 (VG)** Agent Comments

2 - -

**Price:** \$569,000

**Method:** Sale

**Date:** 22/05/2019

**Property Type:** Strata Unit/Flat

**2611/50 Albert Rd SOUTH MELBOURNE 3205 (VG)** Agent Comments

2 - -

**Price:** \$565,000

**Method:** Sale

**Date:** 30/05/2019

**Property Type:** Flat/Unit/Apartment (Res)

**91/88 Wells St SOUTHBANK 3006 (VG)** Agent Comments

2 - -

**Price:** \$560,000

**Method:** Sale

**Date:** 26/04/2019

**Property Type:** Strata Unit/Flat