

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

1111/148 Wells Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$600,000 Property Type Unit Suburb South Melbourne

Period - From 01/04/2022 to 31/03/2023 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	308/1 Roy St MELBOURNE 3004	\$680,000	30/04/2023
2	150e Wells St SOUTH MELBOURNE 3205	\$675,000	04/04/2023
3	706/56 Dorcas St SOUTHBANK 3006	\$668,100	03/04/2023

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:

12/05/2023 12:41

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Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

Year ending March 2023: \$600,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



308/1 Roy St MELBOURNE 3004 (REI)

Agent Comments

 2  2  1

Price: \$680,000

Method: Private Sale

Date: 30/04/2023

Property Type: Apartment



150e Wells St SOUTH MELBOURNE 3205 (REI) Agent Comments

 2  1  1

Price: \$675,000

Method: Private Sale

Date: 04/04/2023

Property Type: Unit

706/56 Dorcas St SOUTHBANK 3006 (VG)

Agent Comments

 2  -  -

Price: \$668,100

Method: Sale

Date: 03/04/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Whitefox Real Estate | P: 96459699



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