



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**2 Wells Street,  
RICHMOND 3121**

### Indicative selling price

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

**Single price \$1,200,000**

### Median sale price

Median **House** for **RICHMOND** for period **Oct 2018 - Sep 2019**

Sourced from **REIV**.

**\$1,241,750**

### 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 the most comparable to the property for sale.

**41 White Street,**  
Cremorne 3121

**Price \$1,072,000** Sold 30  
October 2019

**47 Green Street,**  
Cremorne 3121

**Price \$1,110,000** Sold 26  
October 2019

**36 Park Street,**  
Abbotsford 3067

**Price \$1,070,000** Sold 11  
September 2019

This Statement of Information was prepared on 11th Dec 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

3 beds

1 baths

1 parking

#### Harcourt's Melbourne City

107/517 Flinders Lane,  
Melbourne VIC 3000

#### Contact agents



**Dionne Wilson**  
Harcourts

03 9664 8100  
0417 318 705  
[dionne.wilson@harcourts.com.au](mailto:dionne.wilson@harcourts.com.au)



**Scarlett May**  
Harcourts

03 9664 8100  
0497 966 989  
[scarlett.m@harcourts.com.au](mailto:scarlett.m@harcourts.com.au)

Harcourts Melbourne City