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	150e Wells Street, South Melbourne Vic 3205

Indicative selling price

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

Single price $695,000

Median sale price

Median price $610,000 Property Type Unit Suburb South Melbourne

Period - From 01/01/2022 to 31/12/2022 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	86/120 Sturt St SOUTHBANK 3006	$740,000	10/03/2023
2	1/100 Wells St SOUTHBANK 3006	$700,000	25/11/2022
3	1712/35 Albert Rd MELBOURNE 3004	$660,000	30/01/2023

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: 27/03/2023 10:23

150e Wells Street, South Melbourne Vic 3205



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$695,000
Median Unit Price
Year ending December 2022: $610,000

Comparable Properties



86/120 Sturt St SOUTHBANK 3006 (REI)

2 1 1

Price: $740,000
Method: Private Sale
Date: 10/03/2023
Property Type: Apartment

Agent Comments



1/100 Wells St SOUTHBANK 3006 (REI/VG)

2 1 1

Price: $700,000
Method: Sold Before Auction
Date: 25/11/2022
Property Type: Apartment

Agent Comments



1712/35 Albert Rd MELBOURNE 3004 (REI/VG)

2 1 1

Price: $660,000
Method: Private Sale
Date: 30/01/2023
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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