



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

11/38 Wells Street, Southbank, 3006

Indicative selling price

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

Single price or range between &

Median sale price

Median price

Property type

Suburb

Period - From

to

Source

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
1/41 Park St SOUTH YARRA 3141	\$725,000.00	9/12/2023
14/18 Queens Rd MELBOURNE 3004	\$710,000.00	18/12/2023
146/418 St Kilda Rd MELBOURNE 3004	\$699,000.00	4/12/2023

This Statement of Information was prepared on: