

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

19/88 WELLS STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

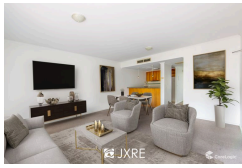
Date of sale

78/88 WELLS STREET SOUTHBANK VIC 3006	\$615,000	07-Jul-23
6/68 WELLS STREET SOUTHBANK VIC 3006	\$640,000	24-Jul-23
309/320-322 ST KILDA ROAD SOUTHBANK VIC 3006	\$617,000	12-Jul-23

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 6 months.

This Statement of Information was prepared on: 04 October 2023


**78/88 WELLS STREET
SOUTHBANK VIC 3006**

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Sold Price

\$615,000

Sold Date

07-Jul-23

Distance

0km

**6/68 WELLS STREET SOUTHBANK
VIC 3006**

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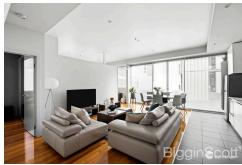
Sold Price

\$640,000

Sold Date

24-Jul-23

Distance

0.06km

**309/320-322 ST KILDA ROAD
SOUTHBANK VIC 3006**

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Sold Price

^{RS} **\$617,000**

Sold Date

12-Jul-23

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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