

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

86/88 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2020

to

31 May 2021

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

1011/28 Bank Street South Melbourne VIC 3205	\$856,000	19-Aug-20
181/100 Kavanagh Street Southbank VIC 3006	\$800,000	31-Aug-20
231/183 City Road Southbank VIC 3006	\$820,280	04-Jan-21

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: 14 June 2021


**1011/28 Bank Street South
Melbourne VIC 3205**
 3
  2
  1

Sold Price

\$856,000

 Sold Date **19-Aug-20**

 Distance **0.47km**

**181/100 Kavanagh Street Southbank
VIC 3006**
 3
  2
  1

Sold Price

\$800,000

 Sold Date **31-Aug-20**

 Distance **0.55km**

**231/183 City Road Southbank VIC
3006**
 3
  2
  1

Sold Price

\$820,280

 Sold Date **04-Jan-21**

 Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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