# 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

1807/25 Wills Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$350,000	&	\$370,000				
Median sale price							
Median price	\$515,000	House	nit X	Suburb Melbourne			
Period - From	01/01/2018	to 31/12/2018	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.

Ado	dress of comparable property	Price	Date of sale
1	4701/135 Abeckett St MELBOURNE 3000	\$365,000	14/11/2018
2	1702/25-33 Wills St MELBOURNE 3000	\$363,015	12/10/2018
3	2108/380 Little Lonsdale St MELBOURNE 3000	\$350,000	11/12/2018

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.

#### Account - Elite RE | P: 03 9663 9977 | F: (03)96638800

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

### 1807/25 Wills Street, Melbourne Vic 3000





Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$350,000 - \$370,000 Median Unit Price Year ending December 2018: \$515,000

## **Comparable Properties**



Price: \$365,000 Method: Sale Date: 14/11/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



1702/25-33 Wills St MELBOURNE 3000 (REI/VG)



Price: \$363,015 Method: Private Sale Date: 12/10/2018 Rooms: -Property Type: Apartment



2108/380 Little Lonsdale St MELBOURNE 3000 Agent Comments (REI/VG)



Price: \$350,000 Method: Private Sale Date: 11/12/2018 Rooms: 2 Property Type: Apartment

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Agent Comments

