

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

1807/25 Wills Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$350,000

&

\$370,000

Median sale price

Median price \$515,000

House

Unit

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.

	Address 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.

1807/25 Wills Street, Melbourne Vic 3000



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000 - \$370,000
Median Unit Price
Year ending December 2018: \$515,000

Comparable Properties

4701/135 Abeckett St MELBOURNE 3000 (VG) **Agent Comments**

1 - -

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) **Agent Comments**

1 1 -

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



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

1 1 -

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