

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

1107/25 Wills Street Melbourne VIC 3000

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

\$380,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

3306/120 Abeckett Street Melbourne VIC 3000	\$380,000	20-Aug-20
1410/241 Harbour Esplanade Docklands VIC 3008	\$380,000	16-Sep-20

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.

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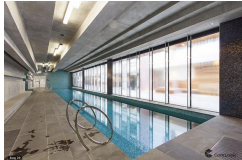


**3306/120 Abeckett Street
Melbourne VIC 3000**

1 1 -

Sold Price **\$380,000** Sold Date **20-Aug-20**

Distance **0.3km**



**1410/241 Harbour Esplanade
Docklands VIC 3008**

1 1 -

Sold Price ^{RS} **\$380,000** Sold Date **16-Sep-20**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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