

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

1304/25 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

201/25 WILLS STREET MELBOURNE VIC 3000	\$365,000	10-Nov-21
702/25 WILLS STREET MELBOURNE VIC 3000	\$357,000	10-Nov-21
802/25 WILLS STREET MELBOURNE VIC 3000	\$340,000	07-Sep-22

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: 22 November 2022



**201/25 WILLS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$365,000** Sold Date **10-Nov-21**

Distance **0km**



**702/25 WILLS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$357,000** Sold Date **10-Nov-21**

Distance **0km**



**802/25 WILLS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$340,000** Sold Date **07-Sep-22**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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