

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

2201/25 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

| | | |
|--|-----------|-----------|
| 3313/350 WILLIAM STREET MELBOURNE VIC 3000 | \$780,000 | 12-Feb-24 |
| 19/410 QUEEN STREET MELBOURNE VIC 3000 | \$720,000 | 03-May-24 |
| 5903/135 A'BECKETT STREET MELBOURNE VIC 3000 | \$640,000 | 08-Jan-24 |

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: 07 October 2024

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**3313/350 WILLIAM STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$780,000** Sold Date **12-Feb-24**

Distance **0.07km**



**19/410 QUEEN STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$720,000** Sold Date **03-May-24**

Distance **0.25km**



**5903/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$640,000** Sold Date **08-Jan-24**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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