

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

205/28 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2021

to

31 Jul 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

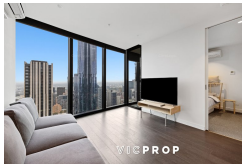
Date of sale

5809/135 A'BECKETT STREET MELBOURNE VIC 3000	\$540,000	13-Mar-22
3604/285 LA TROBE STREET MELBOURNE VIC 3000	\$538,000	06-Mar-22
905/25 WILLS STREET MELBOURNE VIC 3000	\$600,000	18-Jul-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: 02 August 2022



**5809/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$540,000** Sold Date **13-Mar-22**

Distance **0.23km**



**3604/285 LA TROBE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$538,000** Sold Date **06-Mar-22**

Distance **0.31km**



**905/25 WILLS STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **18-Jul-22**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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