

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1807/25 Wills Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$345,000

Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2023

to

30/06/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 | 2/25 Wills St MELBOURNE 3000 | \$355,000 | 05/06/2023 |
| 2 | 511/17 Singers La MELBOURNE 3000 | \$350,000 | 21/04/2023 |
| 3 | 2608/380 Little Lonsdale St MELBOURNE 3000 | \$350,000 | 10/05/2023 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

18/09/2023 15:19



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Property Type: Apartment

Agent Comments

Built: 2003 OC fee: \$3,071 per year & CR \$837 per year

Leased for \$2077 per month till 20/12/24.

Indicative Selling Price

\$345,000

Median Unit Price

June quarter 2023: \$485,000

Comparable Properties



2/25 Wills St MELBOURNE 3000 (REI/VG)

Agent Comments

 1
  1
  -

Price: \$355,000

Method: Private Sale

Date: 05/06/2023

Property Type: Apartment

Land Size: 55 sqm approx



511/17 Singers La MELBOURNE 3000 (REI/VG)

Agent Comments

 1
  1
  -

Price: \$350,000

Method: Private Sale

Date: 21/04/2023

Property Type: Apartment

Land Size: 55 sqm approx



2608/380 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

 1
  1
  -

Price: \$350,000

Method: Private Sale

Date: 10/05/2023

Property Type: Apartment

Land Size: 52 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707