

## 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

905/25 WILLS STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2021

to

31 May 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

107/616-622 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$615,050	05-Apr-22
1701/87 FRANKLIN STREET MELBOURNE VIC 3000	\$610,000	10-Jan-22
414/181 EXHIBITION STREET MELBOURNE VIC 3000	\$602,000	14-Apr-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: 18 June 2022



**107/616-622 LITTLE COLLINS STREET MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$615,050** Sold Date **05-Apr-22**

Distance -

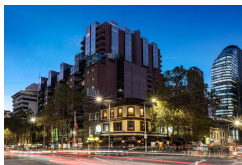


**1701/87 FRANKLIN STREET MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$610,000** Sold Date **10-Jan-22**

Distance **0.51km**



**414/181 EXHIBITION STREET MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$602,000** Sold Date **14-Apr-22**

Distance -

RS = Recent sale UN = Undisclosed Sale

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