

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

108/33 Wills Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$510,000

House

Unit

X

Suburb

Melbourne

Period - From

01/04/2018

to

30/06/2018

Source

REIV

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 six 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	609/25 Wills St MELBOURNE 3000	\$385,000	23/07/2018
2	2003/28 Wills St MELBOURNE 3000	\$363,500	06/04/2018
3	1102/25 Wills St MELBOURNE 3000	\$360,000	06/06/2018

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 six months.



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000
Median Unit Price
June quarter 2018: \$510,000

Comparable Properties



609/25 Wills St MELBOURNE 3000 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 23/07/2018
Rooms: -
Property Type: Apartment

2003/28 Wills St MELBOURNE 3000 (VG)

Agent Comments



Price: \$363,500
Method: Sale
Date: 06/04/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1102/25 Wills St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 06/06/2018
Rooms: 3
Property Type: Apartment