

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

1607/25 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

\$335,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

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

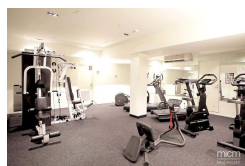
Date of sale

1506/25 Wills Street Melbourne VIC 3000	\$350,000	18-Jan-21
2109/25 Wills Street Melbourne VIC 3000	\$350,990	06-Apr-21
909/25 Wills Street Melbourne VIC 3000	\$425,000	08-Apr-20

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.~~

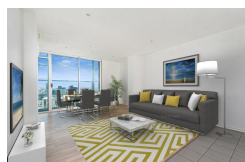
This Statement of Information was prepared on: 08 July 2021



1506/25 Wills Street Melbourne VIC Sold Price ^{RS} **\$350,000** Sold Date **18-Jan-21**
3000

 1  1  1

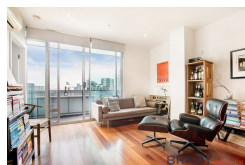
Distance -



2109/25 Wills Street Melbourne VIC Sold Price **\$350,990** Sold Date **06-Apr-21**
3000

 1  1  -

Distance -



909/25 Wills Street Melbourne VIC Sold Price **\$425,000** Sold Date **08-Apr-20**
3000

 1  1  1

Distance -

RS = Recent sale UN = Undisclosed Sale

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