

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

1807/25 Wills Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$320,000 & \$345,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Melbourne

Period - From 14/08/2023 to 13/08/2024 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	1909/25 Wills St MELBOURNE 3000	\$370,000	01/08/2024
2	3105/327 La Trobe St MELBOURNE 3000	\$333,000	03/06/2024
3	406/25 Wills St MELBOURNE 3000	\$408,000	19/05/2024

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.~~

This Statement of Information was prepared on:

14/08/2024 14:11



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Property Type: Apartment

Agent Comments

Built: 2003 OC fee approx. \$3,540per year & Council rate approx. \$850per year
Leased for \$2077 per month till 20/10/24.

Indicative Selling Price

\$320,000 - \$345,000

Median Unit Price

14/08/2023 - 13/08/2024: \$560,000

Comparable Properties



1909/25 Wills St MELBOURNE 3000 (REI)

Agent Comments

1 1 -

Price: \$370,000

Method: Private Sale

Date: 01/08/2024

Property Type: Apartment

3105/327 La Trobe St MELBOURNE 3000 (VG)

Agent Comments

1 - -

Price: \$333,000

Method: Sale

Date: 03/06/2024

Property Type: Flat/Unit/Apartment (Res)



406/25 Wills St MELBOURNE 3000 (VG)

Agent Comments

1 - -

Price: \$408,000

Method: Sale

Date: 19/05/2024

Property Type: Flat/Unit/Apartment (Res)

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