

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	2101/28 Wills Street, Melbourne Vic 3000
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Indicative selling price

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

Single price \$600,000

Median sale price

Median price	\$530,000	House		Unit	X	Suburb	Melbourne
Period - From	01/10/2017	to	30/09/2018	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	93/1 Riverside Quay SOUTHBANK 3006	\$650,000	27/11/2018
2	2608/601 Little Lonsdale St MELBOURNE 3000	\$615,000	20/11/2018
3	2111/618 Lonsdale St MELBOURNE 3000	\$601,000	15/11/2018

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.



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000

Median Unit Price
Year ending September 2018: \$530,000

Comparable Properties



93/1 Riverside Quay SOUTHBANK 3006
(REI/VG)

Agent Comments

2 2 1

Price: \$650,000
Method: Private Sale
Date: 27/11/2018
Rooms: -
Property Type: Apartment



2608/601 Little Lonsdale St MELBOURNE 3000 **Agent Comments**
(REI/VG)

2 2 1

Price: \$615,000
Method: Private Sale
Date: 20/11/2018
Rooms: 3
Property Type: Apartment
Land Size: 78 sqm approx



2111/618 Lonsdale St MELBOURNE 3000 (REI) **Agent Comments**

2 2 1

Price: \$601,000
Method: Private Sale
Date: 15/11/2018
Rooms: 3
Property Type: Apartment
Land Size: 72 sqm approx