

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

308/25 Wills Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$438,250

Property Type Unit

Suburb Melbourne

Period - From 16/09/2018

to 15/09/2019

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	1711/135 Abeckett St MELBOURNE 3000	\$430,000	31/08/2019
2	502/25-33 Wills St MELBOURNE 3000	\$420,000	18/07/2019
3	2207/180 City Rd SOUTHBANK 3006	\$420,000	27/08/2019

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:

16/09/2019 14:59

Spencer Nguyen
9603 1400
0487 888 907
spencern@bradyresidential.com.au



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$430,000

Median Unit Price
16/09/2018 - 15/09/2019: \$438,250

Comparable Properties



1711/135 Abeckett St MELBOURNE 3000 (REI) **Agent Comments**

1 1 1

Price: \$430,000
Method: Auction Sale
Date: 31/08/2019
Rooms: 2
Property Type: Apartment



502/25-33 Wills St MELBOURNE 3000 (REI) **Agent Comments**

1 1 1

Price: \$420,000
Method: Private Sale
Date: 18/07/2019
Rooms: 2
Property Type: Apartment



2207/180 City Rd SOUTHBANK 3006 (REI) **Agent Comments**

1 1 1

Price: \$420,000
Method: Private Sale
Date: 27/08/2019
Property Type: Apartment