## 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	308/25 Wills Street, Melbourne Vic 3000
Including suburb and	
postcode	

## 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	Pro	perty 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

Add	dress 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

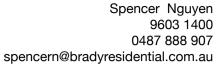
### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

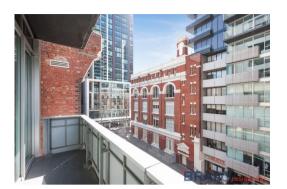
This Statement of Information was prepared on:	16/09/2019 14:59







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

**4** 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)

41 📥 1

**Price:** \$420,000 **Method:** Private Sale **Date:** 18/07/2019

Rooms: 2

Property Type: Apartment

Agent Comments



2207/180 City Rd SOUTHBANK 3006 (REI)

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

Property Type: Apartment

Agent Comments





Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733