

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 408/25 Wills Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$547,900 Property Type Unit Suburb Melbourne

Period - From 20/06/2023 to 19/06/2024 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	1502/28 Wills St MELBOURNE 3000	\$372,000	08/02/2024
2	2204/28 Wills St MELBOURNE 3000	\$340,000	31/01/2024
3			

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: 20/06/2024 09:49

408/25 Wills Street, Melbourne Vic 3000



Property Type: Retirement Village
Individual Flat/Unit

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

20/06/2023 - 19/06/2024: \$547,900

Comparable Properties



1502/28 Wills St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$372,000

Method: Auction Sale

Date: 08/02/2024

Property Type: Apartment



2204/28 Wills St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 31/01/2024

Property Type: Apartment

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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