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	1404/25 Wills Street, Melbourne Vic 3000

Indicative selling price

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

Range between $350,000 & $375,000

Median sale price

Median price $502,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 30/09/2024 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.

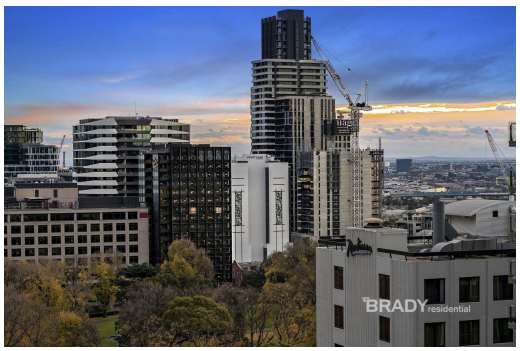
	Address of comparable property	Price	Date of sale
1	1406/25 Wills St MELBOURNE 3000	$370,000	23/10/2024
2	2512/87 Franklin St MELBOURNE 3000	$365,000	26/09/2024
3	1701/8 Downie St MELBOURNE 3000	$350,000	12/09/2024

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: 12/12/2024 16:29

1404/25 Wills Street, Melbourne Vic 3000



1 1 0

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$350,000 - $375,000
Median Unit Price
Year ending September 2024: $502,000

Comparable Properties



1406/25 Wills St MELBOURNE 3000 (REI)

1 1 -

Price: $370,000
Method: Private Sale
Date: 23/10/2024
Property Type: Unit

Agent Comments



2512/87 Franklin St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $365,000
Method: Private Sale
Date: 26/09/2024
Property Type: Apartment

Agent Comments



1701/8 Downie St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $350,000
Method: Private Sale
Date: 12/09/2024
Property Type: Apartment

Agent Comments

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733

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