

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

205/28 WILLS STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

135/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$565,000	03-Dec-21
5809/135 A'BECKETT STREET MELBOURNE VIC 3000	\$540,000	13-Mar-22
1701/87 FRANKLIN STREET MELBOURNE VIC 3000	\$610,000	10-Jan-22

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 6 months.

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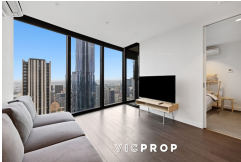


135/538 LITTLE LONSDALE STREET Sold Price
MELBOURNE VIC 3000

2 1 1

\$565,000 Sold Date **03-Dec-21**

Distance **0.49km**



5809/135 A'BECKETT STREET
MELBOURNE VIC 3000

2 1 1

Sold Price **\$540,000** Sold Date **13-Mar-22**

Distance **0.22km**



1701/87 FRANKLIN STREET
MELBOURNE VIC 3000

2 1 1

Sold Price **\$610,000** Sold Date **10-Jan-22**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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