

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

104/33 James Street Windsor VIC 3181

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

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,000

Property type

Unit

Suburb

Windsor

Period-from

01 Mar 2020

to

28 Feb 2021

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

110/33 James Street Windsor VIC 3181	\$552,500	17-Jul-20
203/33 James Street Windsor VIC 3181	\$562,500	02-Nov-20
12/28 The Avenue Windsor VIC 3181	\$590,000	23-Jan-21

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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110/33 James Street Windsor VIC 3181

Sold Price

\$552,500

Sold Date

17-Jul-20

2 1 1

Distance

-



203/33 James Street Windsor VIC 3181

Sold Price

\$562,500

Sold Date

02-Nov-20

2 1 1

Distance

-



12/28 The Avenue Windsor VIC 3181

Sold Price

^{RS} **\$590,000** ^{UN}

Sold Date

23-Jan-21

2 1 1

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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