

# 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

111/2A Henry Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$350,000

### Median sale price

Median price \$562,500

Property Type Unit

Suburb Windsor

Period - From 01/07/2024

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	13/24 The Avenue WINDSOR 3181	\$340,000	01/10/2024
2	2 Victoria St ST KILDA 3182	\$360,000	25/09/2024
3	2/2 Maddock St WINDSOR 3181	\$350,000	17/08/2024

**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:

14/10/2024 13:49



 1    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$350,000

**Median Unit Price**

September quarter 2024: \$562,500

## Comparable Properties



**13/24 The Avenue WINDSOR 3181 (REI)**

Agent Comments

 1    1    -

**Price:** \$340,000

**Method:** Private Sale

**Date:** 01/10/2024

**Property Type:** Apartment



**2 Victoria St ST KILDA 3182 (REI)**

Agent Comments

 1    1    1

**Price:** \$360,000

**Method:** Private Sale

**Date:** 25/09/2024

**Property Type:** Studio Apartment



**2/2 Maddock St WINDSOR 3181 (REI)**

Agent Comments

 1    1    1

**Price:** \$350,000

**Method:** Private Sale

**Date:** 17/08/2024

**Property Type:** Unit

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