

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

5/4 Normanby Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$622,500

Property Type

Unit

Suburb

Windsor

Period - From

01/07/2021

to

30/06/2022

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	4/329 Orrong Rd ST KILDA EAST 3183	\$340,000	23/07/2022
2	6/18 Normanby St WINDSOR 3181	\$340,000	23/05/2022
3	4/372 Toorak Rd SOUTH YARRA 3141	\$329,000	26/07/2022

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:

08/09/2022 14:54



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000

Median Unit Price

Year ending June 2022: \$622,500

Comparable Properties



4/329 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments

 1  1  1

Price: \$340,000

Method: Private Sale

Date: 23/07/2022

Property Type: Apartment



6/18 Normanby St WINDSOR 3181 (REI/VG)

Agent Comments

 1  1  1

Price: \$340,000

Method: Private Sale

Date: 23/05/2022

Property Type: Apartment



4/372 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  1

Price: \$329,000

Method: Private Sale

Date: 26/07/2022

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504