

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

17/43 Williams Road, Windsor Vic 3181

Indicative selling price

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

Range between \$460,000

&

\$506,000

Median sale price

Median price \$451,250

House

Unit

X

Suburb

Windsor

Period - From 01/10/2017

to

31/12/2017

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	11/119 Wellington St ST KILDA 3182	\$505,000	18/11/2017
2	12/20 St Edmonds Rd PRAHRAN 3181	\$493,000	14/11/2017
3	6/43 Williams Rd WINDSOR 3181	\$480,000	07/10/2017

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.



2 1 1

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$460,000 - \$506,000
Median Unit Price
December quarter 2017: \$451,250

Comparable Properties



11/119 Wellington St ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$505,000
Method: Sale
Date: 18/11/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



12/20 St Edmonds Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$493,000
Method: Private Sale
Date: 14/11/2017
Rooms: 3
Property Type: Apartment



6/43 Williams Rd WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000
Method: Private Sale
Date: 07/10/2017
Rooms: -
Property Type: Apartment