

## 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

58 Union 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)

Range between

\$1,150,000

&

\$1,250,000

#### Median sale price

Median price

\$1,500,000

House

X

Unit

Suburb

Windsor

Period - From

01/04/2017

to

30/06/2017

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                              | 10 Murray St PRAHRAN 3181       | \$1,325,000 | 01/04/2017   |
| 2                              | 95 Chomley St PRAHRAN 3181      | \$1,250,000 | 12/08/2017   |
| 3                              | 3 Johnson St ST KILDA EAST 3183 | \$1,032,000 | 16/09/2017   |

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.~~

58 Union Street, Windsor Vic 3181

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2 1

**Rooms:**  
**Property Type:** House  
**Land Size:** Approx. 174 sqm  
approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
June quarter 2017: \$1,500,000

## Comparable Properties



**10 Murray St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,325,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 136 sqm approx



**95 Chomley St PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 195 sqm approx



**3 Johnson St ST KILDA EAST 3183 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,032,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** -  
**Property Type:** House (Res)