

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

7a Somerset Place, Windsor Vic 3181

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Windsor

Period - From 01/07/2018

to

30/06/2019

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 Pridham St PRAHRAN 3181	\$1,160,000	06/06/2019
2	20 Hardy St SOUTH YARRA 3141	\$1,200,000	20/07/2019
3	16 Phoenix St SOUTH YARRA 3141	\$1,240,000	06/04/2019

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:

16/09/2019 12:09

7a Somerset Place, Windsor Vic 3181

hockingstuart

Lauchlan Waterfield

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending June 2019: \$1,400,000



2 1 0

Property Type: House (Res)

Land Size: 160 sqm approx

Agent Comments

Comparable Properties



13 Pridham St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,160,000

Method: Private Sale

Date: 06/06/2019

Property Type: House

Land Size: 114 sqm approx



20 Hardy St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,200,000

Method: Auction Sale

Date: 20/07/2019

Property Type: House (Res)



16 Phoenix St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 -

Price: \$1,240,000

Method: Auction Sale

Date: 06/04/2019

Property Type: House (Res)

Land Size: 161 sqm approx

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.