

# 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

28/4 Victoria 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

\$750,000

### Median sale price

Median price

\$557,000

Property Type

Unit

Suburb

Windsor

Period - From

01/10/2019

to

30/09/2020

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	308/10 Hillingdon PI PRAHRAN 3181	\$760,000	10/11/2020
2	102/55 Wellington St ST KILDA 3182	\$780,000	25/05/2020
3	301/1 Chapel Mews SOUTH YARRA 3141	\$805,000	06/06/2020

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:

24/11/2020 11:04

28/4 Victoria Street, Windsor Vic 3181

Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$750,000

**Median Unit Price**

Year ending September 2020: \$557,000



2 1 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**308/10 Hillingdon PI PRAHRAN 3181 (REI)**

Agent Comments

2 2 1

**Price:** \$760,000

**Method:** Sold Before Auction

**Date:** 10/11/2020

**Property Type:** Apartment



**102/55 Wellington St ST KILDA 3182 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$780,000

**Method:** Private Sale

**Date:** 25/05/2020

**Property Type:** Apartment



**301/1 Chapel Mews SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$805,000

**Method:** Sale by Tender

**Date:** 06/06/2020

**Property Type:** Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525