Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	28/4 Victoria Street, Windsor Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$557,000	Pro	perty Type Uni	t	;	Suburb	Windsor
Period - From 01/10/2019	to	30/09/2020	Sou	urce	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

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



Date of sale





Indicative Selling Price \$750,000 **Median Unit Price** Year ending September 2020: \$557,000



Property Type: Apartment **Agent Comments**

Comparable Properties



308/10 Hillingdon PI PRAHRAN 3181 (REI)

Price: \$760,000

Method: Sold Before Auction

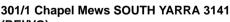
Date: 10/11/2020

Property Type: Apartment



Price: \$780,000 Method: Private Sale Date: 25/05/2020

Property Type: Apartment



(REI/VG)

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Price: \$805,000 Method: Sale by Tender

Date: 06/06/2020

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments



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