

# 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

209/72-76 High 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

\$165,000

&

\$179,000

### Median sale price

Median price

\$538,750

Property Type

Unit

Suburb

Windsor

Period - From

23/09/2020

to

22/09/2021

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 | 9/72 High St WINDSOR 3181      | \$190,000 | 16/07/2021   |
| 2 | 115/72 High St WINDSOR 3181    | \$185,000 | 10/06/2021   |
| 3 | 105/72 High St WINDSOR 3181    | \$175,000 | 21/05/2021   |

**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:

23/09/2021 20:41

209/72-76 High Street, Windsor Vic 3181



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**Indicative Selling Price**

\$165,000 - \$179,000

**Median Unit Price**

23/09/2020 - 22/09/2021: \$538,750



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**9/72 High St WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$190,000

**Method:** Private Sale

**Date:** 16/07/2021

**Property Type:** Apartment



**115/72 High St WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$185,000

**Method:** Private Sale

**Date:** 10/06/2021

**Property Type:** Apartment



**105/72 High St WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$175,000

**Method:** Private Sale

**Date:** 21/05/2021

**Property Type:** Apartment

**Account** - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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