

# 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

116/K6 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 \$410,000

&

\$440,000

### Median sale price

Median price \$565,000

Property Type Unit

Suburb Windsor

Period - From 01/04/2022

to

31/03/2023

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	33/4 Victoria St WINDSOR 3181	\$417,000	02/02/2023
2	307/31 Grattan St PRAHRAN 3181	\$420,000	27/01/2023
3	510/16 Porter St PRAHRAN 3181	\$430,000	19/01/2023

**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:

22/05/2023 15:22

116/K6 High Street, Windsor Vic 3181



Lauchlan Waterfield  
03 9509 0411  
0422 290 489

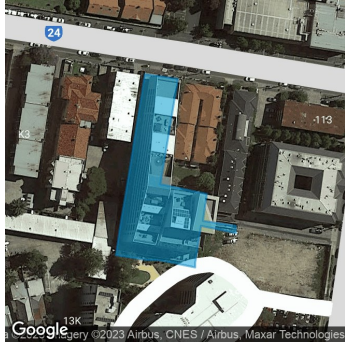
lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$410,000 - \$440,000

**Median Unit Price**

Year ending March 2023: \$565,000



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**33/4 Victoria St WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$417,000

**Method:** Private Sale

**Date:** 02/02/2023

**Property Type:** Apartment



**307/31 Grattan St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$420,000

**Method:** Private Sale

**Date:** 27/01/2023

**Property Type:** Apartment



**510/16 Porter St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 19/01/2023

**Property Type:** Apartment

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



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