

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	115 Williams Road, Windsor Vic 3181
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Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,400,000	House	X	Unit		Suburb	Windsor
Period - From	01/10/2018	to	31/12/2018	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	52 Earl St WINDSOR 3181	\$1,100,000	12/10/2018
2	69 Princes St PRAHRAN 3181	\$1,100,000	07/09/2018
3	28 Pridham St PRAHRAN 3181	\$1,000,000	25/08/2018

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.



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Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2018: \$1,400,000

Comparable Properties



52 Earl St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,100,000
Method: Private Sale
Date: 12/10/2018
Rooms: -
Property Type: House
Land Size: 173 sqm approx



69 Princes St PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$1,100,000
Method: Sale
Date: 07/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 192 sqm approx



28 Pridham St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,000,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 120 sqm approx