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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address Including suburb and postcode	115 Williams Road, Windsor Vic 3181

#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
Range between	\$1,000,000	&	\$1,100,000

#### Median sale price

Median price	\$1,400,000	Hou	ise 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.

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



Rooms:

Property Type: House (Res)

**Agent Comments** 

## Comparable Properties



52 Earl St WINDSOR 3181 (REI/VG)

Price: \$1,100,000 Method: Private Sale Date: 12/10/2018

Rooms: -

Property Type: House

Land Size: 173 sqm approx









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)





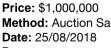


Method: Auction Sale

Rooms: -

Property Type: House (Res) Land Size: 120 sqm approx

### **—** 2



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments** 

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