

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

8/2 Maddock Street, Windsor Vic 3181

Indicative selling price

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

Range between \$409,000

&

\$449,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Windsor

Period - From 01/10/2021

to

31/12/2021

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	203/120 Greville St PRAHRAN 3181	\$441,000	06/01/2022
2	19/2 King St PRAHRAN 3181	\$433,000	12/11/2021
3	10/28 The Avenue WINDSOR 3181	\$430,000	08/12/2021

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:

28/02/2022 13:36

Walter Summons

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Indicative Selling Price

\$409,000 - \$449,000

Median Unit Price

December quarter 2021: \$640,000



1 1 1

Rooms: 2

Property Type: Unit

Agent Comments

Comparable Properties



203/120 Greville St PRAHRAN 3181 (VG)

Agent Comments

1 - -

Price: \$441,000

Method: Sale

Date: 06/01/2022

Property Type: Strata Unit/Flat



19/2 King St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$433,000

Method: Private Sale

Date: 12/11/2021

Property Type: Apartment



10/28 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$430,000

Method: Private Sale

Date: 08/12/2021

Property Type: Apartment

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