

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

98 Union Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,275,000

&

\$1,350,000

Median sale price

Median price \$1,315,000

House

X

Unit

Suburb Windsor

Period - From 01/10/2017

to

31/12/2017

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	11 George St WINDSOR 3181	\$1,415,000	04/09/2017
2	65 Donald St PRAHRAN 3181	\$1,370,000	14/12/2017
3	5 Wrights Tce PRAHRAN 3181	\$1,351,000	21/10/2017

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.



Rooms:

Property Type: House

Land Size: 223 sqm approx

Agent Comments

Edwardian character, modern day comfort and a deep parcel with rear ROW suggest a range of immediate and long term rewards for this three bedroom period home just a short stroll from Chapel Street. Includes spacious and comfortable kitchen, bathroom, heating/cooling.

Comparable Properties



11 George St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,415,000

Method: Private Sale

Date: 04/09/2017

Rooms: 4

Property Type: House

Land Size: 249 sqm approx



65 Donald St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,370,000

Method: Private Sale

Date: 14/12/2017

Rooms: 4

Property Type: House (Res)

Land Size: 155 sqm approx



5 Wrights Tce PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,351,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 5

Property Type: House (Res)