

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

501/2a Henry Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$504,500

Property Type

Unit

Suburb

Windsor

Period - From

22/10/2018

to

21/10/2019

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	216/31 Grattan St PRAHRAN 3181	\$415,000	06/09/2019
2	4/2a Henry St WINDSOR 3181	\$404,000	03/06/2019
3	409/270 High St WINDSOR 3181	\$400,000	18/06/2019

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:

22/10/2019 17:29

501/2a Henry Street, Windsor Vic 3181

Chisholm&Gamon

Sam Gamon

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1 1 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$415,000

Median Unit Price

22/10/2018 - 21/10/2019: \$504,500

Comparable Properties



216/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$415,000
Method: Sale by Tender
Date: 06/09/2019
Property Type: Apartment



4/2a Henry St WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$404,000
Method: Private Sale
Date: 03/06/2019
Property Type: Apartment



409/270 High St WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$400,000
Method: Private Sale
Date: 18/06/2019
Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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.