

# 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

202/7 White Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$499,900

### Median sale price

Median price

\$519,000

Property Type

Unit

Suburb

Windsor

Period - From

24/06/2022

to

23/06/2023

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 | 9/5 Lewisham Rd WINDSOR 3181    | \$510,000 | 22/03/2023   |
| 2 | 101/233 Chapel St PRAHRAN 3181  | \$500,000 | 23/01/2023   |
| 3 | 6/12 Charlotte Pl ST KILDA 3182 | \$470,000 | 10/01/2023   |

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:

24/06/2023 11:59



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$499,900

**Median Unit Price**  
 24/06/2022 - 23/06/2023: \$519,000

## Comparable Properties



**9/5 Lewisham Rd WINDSOR 3181 (REI/VG)**

**Agent Comments**



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 22/03/2023  
**Property Type:** Apartment



**101/233 Chapel St PRAHRAN 3181 (REI/VG)**

**Agent Comments**



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 23/01/2023  
**Property Type:** Apartment



**6/12 Charlotte Pl ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 10/01/2023  
**Property Type:** Apartment