### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$622,500	Pro	perty Type	Jnit		Suburb	Windsor
Period - From	01/07/2021	to	30/06/2022	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	6/58 Sutherland Rd ARMADALE 3143	\$650,000	31/05/2022
2	3/402 Toorak Rd TOORAK 3142	\$638,000	09/07/2022
3	10/5 Gooch St PRAHRAN 3181	\$636,000	18/06/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/08/2022 17:19





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**Indicative Selling Price** \$600,000 - \$640,000 **Median Unit Price** Year ending June 2022: \$622,500



## Property Type: Apartment **Agent Comments**

# Comparable Properties



6/58 Sutherland Rd ARMADALE 3143 (VG)





Price: \$650,000 Method: Sale Date: 31/05/2022

Property Type: Strata Unit/Flat

**Agent Comments** 

Older style apartment. Similar size and block.



3/402 Toorak Rd TOORAK 3142 (REI)





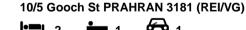


Price: \$638,000 Method: Auction Sale Date: 09/07/2022

Property Type: Apartment

Agent Comments

2 bedrooms, 1 bathroom and parking space. Similar size internally.





Price: \$636.000 Method: Auction Sale Date: 18/06/2022 Property Type: Unit

Agent Comments

Within 400m of the apartment. 2 bedrooms, 1 bathroom and parking space. Similar size

internally.

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