

STATEMENT OF INFORMATION

602/K13 RALEIGH STREET, WINDSOR, VIC 3181

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



602/K13 RALEIGH STREET, WINDSOR, VIC  1  1  1

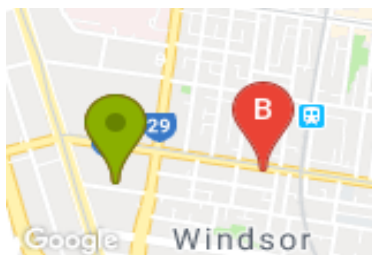
Indicative Selling Price

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

Single Price: **\$140,000**

Provided by: Eliza Novak, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



WINDSOR, VIC, 3181

Suburb Median Sale Price (Unit)

\$483,750

01 July 2018 to 30 September 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



11 RALEIGH ST, WINDSOR, VIC 3181

 1  1  -

Sale Price

***\$145,000**

Sale Date: 19/09/2018

Distance from Property: 219m



213/13 RALEIGH ST, WINDSOR, VIC 3181

 1  1  1

Sale Price

****\$145,000**

Sale Date: 19/09/2018

Distance from Property: 0m



108/72 HIGH ST, WINDSOR, VIC 3181

 1  1  -

Sale Price

\$148,000

Sale Date: 08/08/2018

Distance from Property: 485m



This report has been compiled on 09/11/2018 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

602/K13 RALEIGH STREET, WINDSOR, VIC 3181

Indicative selling price

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

Single Price:

\$140,000

Median sale price

Median price

\$483,750

House

Unit

X

Suburb

WINDSOR

Period

01 July 2018 to 30 September 2018

Source


pricefinder

Comparable property sales

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

11 RALEIGH ST, WINDSOR, VIC 3181	*\$145,000	19/09/2018
213/13 RALEIGH ST, WINDSOR, VIC 3181	**\$145,000	19/09/2018
108/72 HIGH ST, WINDSOR, VIC 3181	\$148,000	08/08/2018