Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	401/7 White Street, Windsor Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000 & \$800,000	Range between	\$750,000	&	\$800,000
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Median sale price

Median price	\$535,000	Pro	perty Type	Unit		Suburb	Windsor
Period - From	01/07/2020	to	30/06/2021		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

1	G01/2 Albert St ST KILDA 3182	\$767,000	14/04/2021
2	104/3 Raglan St ST KILDA EAST 3183	\$800,000	31/05/2021
3	105/72 Acland St ST KILDA 3182	\$800,000	04/08/2021

OR

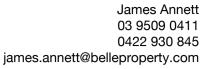
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/10/2021 11:10



Date of sale





Indicative Selling Price \$750,000 - \$800,000 Median Unit Price Year ending June 2021: \$535,000



2 2 2 1

Property Type: Unit Agent Comments

Comparable Properties



G01/2 Albert St ST KILDA 3182 (REI/VG)

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Price: \$767,000 Method: Private Sale Date: 14/04/2021

Property Type: Apartment

Agent Comments

Agent Comments



104/3 Ragian St ST KILDA EAST 3183 (REI/VG) Agent Comments

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Price: \$800,000 Method: Private Sale Date: 31/05/2021

Property Type: Apartment



105/72 Acland St ST KILDA 3182 (REI/VG)

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Price: \$800,000
Method: Private Sale

Date: 04/08/2021 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



