

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

216/33 James Street, Windsor Vic 3181

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Windsor

Period - From 01/10/2018 to 30/09/2019 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	402/12 Anchor PI PRAHRAN 3181	\$595,000	23/08/2019
2	6/23 Irving Av PRAHRAN 3181	\$580,000	19/09/2019
3	214/33 James St WINDSOR 3181	\$537,500	22/07/2019

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:

04/11/2019 10:11



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$540,000 - \$570,000

Median Unit Price

Year ending September 2019: \$520,000

Comparable Properties



402/12 Anchor PI PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$595,000

Method: Sale

Date: 23/08/2019

Property Type: Strata Unit/Flat



6/23 Irving Av PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Sold Before Auction

Date: 19/09/2019

Rooms: 4

Property Type: Apartment



214/33 James St WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$537,500

Method: Private Sale

Date: 22/07/2019

Property Type: Apartment