

## 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

56a Hornby Street, Windsor Vic 3181

#### Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

#### Median sale price

Median price \$1,420,000

House

X

Unit

Suburb Windsor

Period - From 01/07/2017

to

30/06/2018

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	26 Aberdeen Rd PRAHRAN 3181	\$1,405,000	25/08/2018
2	15 Percy St PRAHRAN 3181	\$1,390,000	15/08/2018
3	3/21 Wynnstay Rd PRAHRAN 3181	\$1,310,000	02/06/2018

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.



3 2 2

**Rooms:**  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 117 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
Year ending June 2018: \$1,420,000

## Comparable Properties



**26 Aberdeen Rd PRAHRAN 3181 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,405,000  
**Method:** Auction Sale  
**Date:** 25/08/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 136 sqm approx



**15 Percy St PRAHRAN 3181 (REI)**

**Agent Comments**

2 2 2

**Price:** \$1,390,000  
**Method:** Private Sale  
**Date:** 15/08/2018  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 88 sqm approx



**3/21 Wynnstay Rd PRAHRAN 3181 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,310,000  
**Method:** Auction Sale  
**Date:** 02/06/2018  
**Rooms:** 4  
**Property Type:** Townhouse (Res)