

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

305/k6 High Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$710,000

Median sale price

Median price

\$556,250

Property Type

Unit

Suburb

Windsor

Period - From

01/04/2019

to

31/03/2020

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	22/11 Mount St PRAHRAN 3181	\$785,000	25/04/2020
2	11/14 Chapel St ST KILDA 3182	\$726,000	29/04/2020
3	18/215 Williams Rd SOUTH YARRA 3141	\$710,000	18/03/2020

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:

18/05/2020 10:41



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$710,000

Median Unit Price

Year ending March 2020: \$556,250

Comparable Properties



22/11 Mount St PRAHRAN 3181 (REI)

Agent Comments



Price: \$785,000

Method: Sold Before Auction

Date: 25/04/2020

Property Type: Apartment



11/14 Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$726,000

Method: Sold Before Auction

Date: 29/04/2020

Property Type: Apartment



18/215 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$710,000

Method: Sale by Tender

Date: 18/03/2020

Property Type: Apartment