

Suzie Farrell 0428 379 908 sfarrell@bigginscott.com.au

Indicative Selling Price \$570,000 - \$627,000 Median Unit Price June quarter 2017: \$630,000



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/60 Mcilwrick St WINDSOR 3181 (REI/VG)

Price: \$611,000 Method: Auction Sale Date: 04/03/2017 Rooms: -

Property Type: Unit

Agent Comments

Agent Comments



7/15 Wrexham Rd WINDSOR 3181 (REI/VG)

2 - 1

Price: \$600,000

Method: Sold Before Auction

Date: 26/05/2017

Rooms: -

Property Type: Apartment

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that perficulars herein are for information only and do not constitute representations by the Owners or Agent. Seles data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$570,000 & \$627,000		
Median sale price		
Median price \$630,000 House Unit X	Subu r b	Prahran
Period - From 01/04/2017 to 30/06/2017 Source REIV	· · · · · · · · · · · · · · · · · · ·	
Comparable property sales (*Delete A or B below as applicable)		
These are the three properties sold within two kilometres of the property for sale in the last six- menths 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		
2		
3		
OR		
B* The estate agent or agent's representative reasonably believes that properties were sold within two kilometres of the property for sale it	t fewer than t in the last six	hree comparable months.

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