

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 15 Atkinson Close, Windsor VIC 3181

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,770,000 Property type House Suburb Windsor

Period - From 01/07/2022 to 30/09/2022 Source REIV

Comparable property sales

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
8 St Leonards Place, St Kilda	\$2,000,000	22/08/2022
48B Osborne Street, South Yarra	\$1,850,000	23/07/2022
20 Atkinson Close, Windsor	\$1,770,000	12/06/2022

This Statement of Information was prepared on: 14 November 2022