

# 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

16/K1-K5 Raleigh 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 \$495,000 & \$530,000

### Median sale price

Median price \$622,500 Property Type Unit Suburb Windsor

Period - From 01/07/2021 to 30/06/2022 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	3/63 Carlisle St ST KILDA 3182	\$530,000	19/07/2022
2	17/2a Robe St ST KILDA 3182	\$527,000	21/07/2022
3	4/40 Upton Rd WINDSOR 3181	\$508,000	01/08/2022

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:

25/08/2022 09:36



2 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$495,000 - \$530,000  
**Median Unit Price**  
Year ending June 2022: \$622,500

## Comparable Properties



**3/63 Carlisle St ST KILDA 3182 (REI)**

2 1 1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 19/07/2022  
**Property Type:** Apartment

**Agent Comments**

Older style block with renovated interior and no outdoor space.



**17/2a Robe St ST KILDA 3182 (REI)**

2 1 1

**Price:** \$527,000  
**Method:** Sold Before Auction  
**Date:** 21/07/2022  
**Property Type:** Unit

**Agent Comments**

Older style block with similar floorplan and modern interior



**4/40 Upton Rd WINDSOR 3181 (REI)**

2 1 1

**Price:** \$508,000  
**Method:** Private Sale  
**Date:** 01/08/2022  
**Property Type:** Apartment

**Agent Comments**

Older style block with similar floorplan