

## 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

25 Elm Place, 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 \$1,700,000

&amp;

\$1,850,000

**Median sale price**

Median price \$1,256,000

House

X

Unit

Suburb Windsor

Period - From 01/04/2018

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	33 Charles St ST KILDA 3182	\$1,811,000	25/05/2018
2	28 Upton Rd WINDSOR 3181	\$1,750,000	17/02/2018
3	1 Moore St SOUTH YARRA 3141	\$1,720,000	27/02/2018

**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.



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**Rooms:**

**Property Type:** House

**Land Size:** 285 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,850,000

**Median House Price**

June quarter 2018: \$1,256,000

## Comparable Properties



**33 Charles St ST KILDA 3182 (VG)**

Agent Comments

3 - -

**Price:** \$1,811,000

**Method:** Sale

**Date:** 25/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 295 sqm approx



**28 Upton Rd WINDSOR 3181 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 17/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 325 sqm approx



**1 Moore St SOUTH YARRA 3141 (REI)**

Agent Comments

3 2 1

**Price:** \$1,720,000

**Method:** Private Sale

**Date:** 27/02/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 277 sqm approx