

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

708/K13 RALEIGH STREET WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$125,000

&

\$135,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,000

Property type

Unit

Suburb

Windsor

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

203/8 PORTER STREET PRAHRAN VIC 3181	\$107,500	27-May-22
211/8 PORTER STREET PRAHRAN VIC 3181	\$120,000	28-Jun-22
212/8 PORTER STREET PRAHRAN VIC 3181	\$120,000	17-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 18 August 2022


**203/8 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

\$107,500

Sold Date

27-May-22
 1
 1
 -

Distance

0.66km

**211/8 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

\$120,000

Sold Date

28-Jun-22
 1
 1
 -

Distance

0.66km

**212/8 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

^{RS} **\$120,000**

Sold Date

17-Aug-22
 1
 1
 1

Distance

0.66km
RS = Recent sale

UN = Undisclosed Sale

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