

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

G10/K6 High 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,750

Property type

Unit

Suburb

Windsor

Period-from

01 Nov 2020

to

31 Oct 2021

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

4/40 High Street Windsor VIC 3181	\$815,000	30-Sep-21
1001/582 St Kilda Road Melbourne VIC 3004	\$710,000	27-May-21

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: 23 November 2021



4/40 High Street Windsor VIC 3181 Sold Price ^{RS} **\$815,000** Sold Date **30-Sep-21**

 2  2  1

Distance **0.32km**



1001/582 St Kilda Road Melbourne VIC 3004 Sold Price **\$710,000** Sold Date **27-May-21**

 2  2  1

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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