

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

33/4 VICTORIA 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,670,000

Property type

House

Suburb

Windsor

Period-from

01 Jan 2022

to

31 Dec 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

503/27 MACQUARIE STREET PRAHRAN VIC 3181	\$405,000	25-Oct-22
208/270 HIGH STREET WINDSOR VIC 3181	\$435,000	05-Jul-22
508/7 KING STREET PRAHRAN VIC 3181	\$390,000	19-Sep-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: 03 January 2023

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**503/27 MACQUARIE STREET
PRAHRAN VIC 3181**

1 1 1

Sold Price **\$405,000** Sold Date **25-Oct-22**

Distance **0.3km**



**208/270 HIGH STREET WINDSOR
VIC 3181**

1 1 1

Sold Price **\$435,000** Sold Date **05-Jul-22**

Distance **0.27km**



**508/7 KING STREET PRAHRAN VIC
3181**

1 1 1

Sold Price **\$390,000** Sold Date **19-Sep-22**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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