

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

410/270 High Street, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$360,000 & \$390,000

Median sale price

Median price \$455,000

Property Type Unit

Suburb Windsor

Period - From 01/04/2023

to 30/06/2023

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	116/k6 High St WINDSOR 3181	\$415,000	17/07/2023
2	214/270 High St WINDSOR 3181	\$385,000	08/06/2023
3	1404/594 St Kilda Rd MELBOURNE 3004	\$372,500	31/08/2023

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:

02/10/2023 18:38



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
June quarter 2023: \$455,000

Comparable Properties



116/k6 High St WINDSOR 3181 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 17/07/2023
Property Type: Apartment



214/270 High St WINDSOR 3181 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 08/06/2023
Property Type: Strata Unit/Flat



1404/594 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$372,500
Method: Private Sale
Date: 31/08/2023
Property Type: Apartment