

# 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

5/42 Eastbourne Street, 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

\$300,000

&

\$330,000

### Median sale price

Median price

\$557,000

Property Type

Unit

Suburb

Windsor

Period - From

01/10/2019

to

30/09/2020

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	117/153b High St PRAHRAN 3181	\$319,000	27/06/2020
2	11/113 Punt Rd WINDSOR 3181	\$321,000	30/07/2020
3	101/233 Dandenong Rd WINDSOR 3181	\$325,000	06/07/2020

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:

20/10/2020 18:56

5/42 Eastbourne Street, Windsor Vic 3181

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

Year ending September 2020: \$557,000



1 1 1

**Property Type:** Flat

**Agent Comments**

## Comparable Properties

117/153b High St PRAHRAN 3181 (REI/VG)

**Agent Comments**

1 1 1

**Price:** \$319,000

**Method:** Private Sale

**Date:** 27/06/2020

**Property Type:** Apartment



11/113 Punt Rd WINDSOR 3181 (REI/VG)

**Agent Comments**

1 1 1

**Price:** \$321,000

**Method:** Private Sale

**Date:** 30/07/2020

**Rooms:** 3

**Property Type:** Apartment



101/233 Dandenong Rd WINDSOR 3181 (REI/VG)

**Agent Comments**

1 1 1

**Price:** \$325,000

**Method:** Private Sale

**Date:** 06/07/2020

**Property Type:** Apartment

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525