

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

15/K7 High Street, Windsor Vic 3181

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Windsor

Period - From

01/10/2021

to

30/09/2022

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	5/352 Toorak Rd SOUTH YARRA 3141	\$405,000	12/09/2022
2	2/39 Eildon Rd ST KILDA 3182	\$425,000	19/05/2022
3	4/30 Williams Rd PRAHRAN 3181	\$432,499	06/06/2022

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:

17/11/2022 11:11

15/K7 High Street, Windsor Vic 3181



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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending September 2022: \$620,000



Property Type: Apartment

Agent Comments

Comparable Properties



5/352 Toorak Rd SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$405,000

Method: Sale

Date: 12/09/2022

Property Type: Strata Unit/Flat



2/39 Eildon Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 19/05/2022

Property Type: Apartment



4/30 Williams Rd PRAHRAN 3181 (VG)

Agent Comments



Price: \$432,499

Method: Sale

Date: 06/06/2022

Property Type: Strata Unit/Flat

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



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