## 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

305/K6 High Street, Windsor Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale pr	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/10/2021	to	30/09/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	305/k6 High St WINDSOR 3181	\$721,000	09/08/2016
2	G06/k6 High St WINDSOR 3181	\$687,000	04/06/2022
3	609/31 Grattan St PRAHRAN 3181	\$648,000	15/09/2022

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:

14/11/2022 13:32



# **RT Edgar**





Property Type: Apartment Agent Comments

**Indicative Selling Price** \$600,000 - \$660,000 **Median Unit Price** Year ending September 2022: \$620,000

## **Comparable Properties**

305/k6 High St WINDSOR 3181 (VG)



Price: \$721,000 Method: Sale Date: 09/08/2016 Property Type: Strata Unit/Flat Agent Comments



2 2

G06/k6 High St WINDSOR 3181 (REI/VG)

Agent Comments





Price: \$687,000 Method: Private Sale Date: 04/06/2022 Property Type: Apartment

609/31 Grattan St PRAHRAN 3181 (REI/VG)



Agent Comments



Price: \$648.000 Method: Private Sale Date: 15/09/2022 Property Type: Apartment

### Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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