

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 5/16 Gertrude Street, Windsor Vic 3181

Indicative selling price

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

Range between \$480,000 & \$500,000

Median sale price

Median price \$451,250 House Unit X Suburb Windsor

Period - From 01/10/2017 to 31/12/2017 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	5b/238 Toorak Rd SOUTH YARRA 3141	\$485,000	29/11/2017
2	12/20 St Edmonds Rd PRAHRAN 3181	\$493,000	14/11/2017
3	1/210 Inkerman St ST KILDA EAST 3183	\$501,000	06/12/2017

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.

5/16 Gertrude Street, Windsor Vic 3181

hockingstuart

Lauchlan Waterfield

03 9509 0411

0422 290 489

lwaterfield@hockingstuart.com.au

Indicative Selling Price

\$480,000 - \$500,000

Median Unit Price

December quarter 2017: \$451,250



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



5b/238 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 29/11/2017

Rooms: 3

Property Type: Apartment



12/20 St Edmonds Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$493,000

Method: Private Sale

Date: 14/11/2017

Rooms: 3

Property Type: Apartment



1/210 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$501,000

Method: Sold Before Auction

Date: 06/12/2017

Rooms: -

Property Type: Apartment