

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	20 Williams Road, Windsor Vic 3181
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Indicative selling price

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

Single price	\$1,499,000
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Median sale price

Median price	\$1,420,000	House	X	Unit		Suburb	Windsor
Period - From	01/07/2017	to	30/06/2018	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	23 Odessa St ST KILDA 3182	\$1,580,000	18/08/2018
2	214 Alma Rd ST KILDA EAST 3183	\$1,505,000	30/06/2018
3	8 Murchison St ST KILDA EAST 3183	\$1,470,000	27/05/2018

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.



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Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,499,000

Median House Price
Year ending June 2018: \$1,420,000

Comparable Properties



23 Odessa St ST KILDA 3182 (REI)

Agent Comments

3 2 1

Price: \$1,580,000
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: House (Res)



214 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

3 1 3

Price: \$1,505,000
Method: Auction Sale
Date: 30/06/2018
Rooms: 7
Property Type: House (Res)
Land Size: 480 sqm approx



8 Murchison St ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

Price: \$1,470,000
Method: Sold After Auction
Date: 27/05/2018
Rooms: 5
Property Type: House
Land Size: 536 sqm approx