

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

115/72 High Street, Windsor Vic 3181

Indicative selling price

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

Range between \$177,000

&

\$186,000

Median sale price

Median price \$594,500

Property Type Unit

Suburb Windsor

Period - From 01/01/2021

to 31/03/2021

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	9/72 High St WINDSOR 3181	\$186,000	09/04/2021
2	123/72-76 High St WINDSOR 3181	\$181,000	24/03/2021
3	2/116 Inkerman St ST KILDA 3182	\$185,000	28/01/2021

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:

29/05/2021 11:50



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$177,000 - \$186,000
Median Unit Price
March quarter 2021: \$594,500

Comparable Properties



9/72 High St WINDSOR 3181 (REI)

Agent Comments



Price: \$186,000
Method: Private Sale
Date: 09/04/2021
Property Type: Apartment



123/72-76 High St WINDSOR 3181 (REI)

Agent Comments



Price: \$181,000
Method: Private Sale
Date: 24/03/2021
Property Type: Apartment



2/116 Inkerman St ST KILDA 3182 (VG)

Agent Comments



Price: \$185,000
Method: Sale
Date: 28/01/2021
Property Type: Strata Flat - Single OYO Flat