

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

3/K7 High Street, Windsor Vic 3181

Indicative selling price

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

Range between \$390,000 & \$425,000

Median sale price

Median price \$510,000 Property Type Unit Suburb Windsor

Period - From 01/01/2019 to 31/12/2019 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	7/162a High St WINDSOR 3181	\$437,000	18/02/2020
2	2/31 Eildon Rd ST KILDA 3182	\$416,000	23/10/2019
3	5/k7 High St WINDSOR 3181	\$401,250	28/11/2019

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:

26/03/2020 11:55

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Indicative Selling Price

\$390,000 - \$425,000

Median Unit Price

Year ending December 2019: \$510,000



1 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



7/162a High St WINDSOR 3181 (REI)

Agent Comments

1 1 -

Price: \$437,000

Method: Private Sale

Date: 18/02/2020

Property Type: Apartment



2/31 Eildon Rd ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$416,000

Method: Sold Before Auction

Date: 23/10/2019

Property Type: Apartment



5/k7 High St WINDSOR 3181 (REI)

Agent Comments

1 1 -

Price: \$401,250

Method: Auction Sale

Date: 28/11/2019

Property Type: Apartment