

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 8/4 Victoria St, Windsor Vic 3181

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$415,000

## Median sale price

Median price \$455,000 Property type Apartment Suburb Windsor

Period - From 01/07/2020 to 30/09/2020 Source REIV

## Comparable property sales

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
9/2-3 Maddock St WINDSOR 3181	\$450,000	02/12/2020
716/31 Grattan St PRAHRAN 3181	\$425,000	13/11/2020
803/15 Clifton St PRAHRAN 3181	\$412,500	20/11/2020

This Statement of Information was prepared on: 07/12/2020