

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

301/242 High Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$665,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Windsor

Period - From

31/03/2020

to

30/03/2021

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	11/76-80 Grey St ST KILDA 3182	\$705,000	27/03/2021
2	202/12 Anchor PI PRAHRAN 3181	\$695,000	27/03/2021
3	20/k1-k5 Raleigh St WINDSOR 3181	\$625,000	27/03/2021

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:

31/03/2021 10:27



Property Type:
Agent Comments

Indicative Selling Price
\$665,000

Median Unit Price
31/03/2020 - 30/03/2021: \$590,000

Comparable Properties



11/76-80 Grey St ST KILDA 3182 (REI)

Agent Comments



Price: \$705,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Apartment



202/12 Anchor PI PRAHRAN 3181 (REI)

Agent Comments



Price: \$695,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Apartment



20/k1-k5 Raleigh St WINDSOR 3181 (REI)

Agent Comments



Price: \$625,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Apartment