Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 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	Pro	operty Type Unit	:	Suburb	Windsor
Period - From	31/03/2020	to	30/03/2021	Sour	ce 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.

Add	dress 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.

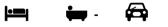
This Statement of Information was prepared on:

31/03/2021 10:27



petermarkovic





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)



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

Agent Comments



202/12 Anchor PI PRAHRAN 3181 (REI)

1

Agent Comments

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

20/k1-k5 Raleigh St WINDSOR 3181 (REI) 2

2

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Price: \$625,000 Method: Auction Sale

Date: 27/03/2021 Property Type: Apartment

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.