

## 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

211/K6 HIGH STREET WINDSOR VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Windsor

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 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

|                                       |        |           |
|---------------------------------------|--------|-----------|
| 214/87 HIGH STREET PRAHRAN VIC 3181   | 420000 | 17-May-23 |
| 504/1A PEEL STREET WINDSOR VIC 3181   | 420000 | 05-Jun-23 |
| 605/55 QUEENS ROAD MELBOURNE VIC 3004 | 410000 | 29-May-23 |

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 6 months.~~

This Statement of Information was prepared on: 31 July 2023



**214/87 HIGH STREET PRAHRAN  
VIC 3181**

 1  1  1

Sold Price

<sup>RS</sup> **420000** <sup>UN</sup>

Sold Date **17-May-23**

Distance **0.53km**



**504/1A PEEL STREET WINDSOR  
VIC 3181**

 1  1  1

Sold Price

<sup>RS</sup> **420000**

Sold Date **05-Jun-23**

Distance **0.39km**



**605/55 QUEENS ROAD  
MELBOURNE VIC 3004**

 1  1  1

Sold Price

<sup>RS</sup> **410000**

Sold Date **29-May-23**

Distance **0.6km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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