

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

15/14 Newry Street, Windsor Vic 3181

Indicative selling price

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

Range between \$580,000 & \$610,000

Median sale price

Median price \$594,500 Property Type Unit Suburb Windsor

Period - From 01/01/2021 to 31/03/2021 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	2/41 Kooyong Rd ARMADALE 3143	\$606,250	06/05/2021
2	32/670 Malvern Rd PRAHRAN 3181	\$595,000	01/04/2021
3	8/27 Newry St WINDSOR 3181	\$618,000	02/02/2021

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:

06/07/2021 17:59

15/14 Newry Street, Windsor Vic 3181

Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$580,000 - \$610,000

Median Unit Price

March quarter 2021: \$594,500



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/41 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$606,250

Method: Private Sale

Date: 06/05/2021

Property Type: Apartment



32/670 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 01/04/2021

Property Type: Apartment



8/27 Newry St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$618,000

Method: Sold Before Auction

Date: 02/02/2021

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525