## 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	cons	sumer.vic.go	v.au/ı	underquot	ting		
Range betweer	\$580,000		&		\$610,000			
Median sale pi	rice							
Median price	\$594,500	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/01/2021	to	31/03/2021		So	urce	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	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









**Property Type:** Strata Unit/Flat Agent Comments

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

# **Comparable Properties**



2/41 Kooyong Rd ARMADALE 3143 (REI)

32/670 Malvern Rd PRAHRAN 3181 (REI)

**6** 1



Price: \$606,250 Method: Private Sale Date: 06/05/2021 Property Type: Apartment

Agent Comments

Agent Comments



**Price:** \$595,000 **Method:** Private Sale **Date:** 01/04/2021

Property Type: Apartment

2



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



Agent Comments

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





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.