

# 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

210/33 James 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)

Range between \$390,000

&

\$420,000

### Median sale price

Median price \$587,500

Property Type Unit

Suburb Windsor

Period - From 01/04/2020

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	1414/568 St Kilda Rd MELBOURNE 3004	\$404,000	23/06/2021
2	710/83 Queens Rd MELBOURNE 3004	\$420,000	23/06/2021
3	2008/229 Toorak Rd SOUTH YARRA 3141	\$401,000	21/05/2021

**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:

12/07/2021 10:12

Phoebe Hnarakis

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**Indicative Selling Price**

\$390,000 - \$420,000

**Median Unit Price**

Year ending March 2021: \$587,500



1 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**1414/568 St Kilda Rd MELBOURNE 3004 (REI)** **Agent Comments**

1 1 1

**Price:** \$404,000

**Method:** Private Sale

**Date:** 23/06/2021

**Property Type:** Apartment



**710/83 Queens Rd MELBOURNE 3004 (REI)** **Agent Comments**

1 1 1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 23/06/2021

**Property Type:** Apartment



**2008/229 Toorak Rd SOUTH YARRA 3141 (VG)** **Agent Comments**

1 - -

**Price:** \$401,000

**Method:** Sale

**Date:** 21/05/2021

**Property Type:** Strata Unit/Flat