

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

60a Victoria Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,455,000

Property Type

House

Suburb

Windsor

Period - From

01/07/2020

to

30/06/2021

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	5 King St ST KILDA EAST 3183	\$1,225,000	15/07/2021
2	6 Alexandra St SOUTH YARRA 3141	\$1,171,000	29/06/2021
3	43 Bayview St PRAHRAN 3181	\$1,000,000	26/05/2021

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:

16/08/2021 12:25



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,050,000
Median House Price
Year ending June 2021: \$1,455,000

Comparable Properties



5 King St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 -

Price: \$1,225,000
Method: Private Sale
Date: 15/07/2021
Property Type: House



6 Alexandra St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,171,000
Method: Sold Before Auction
Date: 29/06/2021
Rooms: 4
Property Type: House (Res)
Land Size: 121 sqm approx



43 Bayview St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,000,000
Method: Sold Before Auction
Date: 26/05/2021
Property Type: House
Land Size: 107 sqm approx