

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

5/4 Victoria Street, Windsor Vic 3181

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$562,500 Property Type Unit Suburb Windsor

Period - From 01/07/2024 to 30/09/2024 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 | 1209/8 Daly St SOUTH YARRA 3141 | \$530,000 | 13/12/2024 |
| 2 | 506/12 Yarra St SOUTH YARRA 3141 | \$560,000 | 01/12/2024 |
| 3 | 304/681 Chapel St SOUTH YARRA 3141 | \$625,000 | 22/11/2024 |

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: 19/12/2024 11:01



2
 1
 1

Rooms: 3
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$550,000 - \$600,000
Median Unit Price
 September quarter 2024: \$562,500

Comparable Properties



1209/8 Daly St SOUTH YARRA 3141 (REI)

Agent Comments

2
 1
 1

Price: \$530,000
Method: Private Sale
Date: 13/12/2024
Property Type: Apartment



506/12 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments

2
 1
 1

Price: \$560,000
Method: Private Sale
Date: 01/12/2024
Property Type: Apartment



304/681 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments

2
 2
 1

Price: \$625,000
Method: Private Sale
Date: 22/11/2024
Property Type: Apartment

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