

# 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

102/25 Gertrude 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 \$380,000 & \$400,000

### Median sale price

Median price \$452,000 Property Type Unit Suburb Windsor

Period - From 01/01/2023 to 31/03/2023 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 | 105/25 Gertrude St WINDSOR 3181 | \$400,000 | 20/05/2023   |
| 2 | 503/22 Chatham St PRAHRAN 3181  | \$390,000 | 02/06/2023   |
| 3 | 316/31 Grattan St PRAHRAN 3181  | \$385,000 | 09/05/2023   |

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:

26/06/2023 13:17



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**Property Type:** Apartment/Unit

Agent Comments

**Indicative Selling Price**

\$380,000 - \$400,000

**Median Unit Price**

March quarter 2023: \$452,000

## Comparable Properties



**105/25 Gertrude St WINDSOR 3181 (REI/VG)**

Agent Comments

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**Price:** \$400,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** Apartment



**503/22 Chatham St PRAHRAN 3181 (REI)**

Agent Comments

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**Price:** \$390,000

**Method:** Private Sale

**Date:** 02/06/2023

**Property Type:** Apartment



**316/31 Grattan St PRAHRAN 3181 (REI)**

Agent Comments

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**Price:** \$385,000

**Method:** Private Sale

**Date:** 09/05/2023

**Property Type:** Unit