## 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

103/69 Newry Street, Windsor Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$475,000		&		\$520,000			
Median sale p	rice							
Median price	\$520,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/10/2018	to	30/09/2019		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	9/152 Peel St WINDSOR 3181	\$499,000	22/08/2019
2	601/8a Evergreen Mews ARMADALE 3143	\$465,000	04/05/2019
3	1306/3-5 St Kilda Rd ST KILDA 3182	\$462,000	08/06/2019

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:

24/10/2019 13:35



103/69 Newry Street, Windsor Vic 3181

## WE DELIVER ... Biggin Scott

24.3 24.3 34.4 MapTiler © OpenStreetMap contributor



Property Type: Strata Unit/Flat Agent Comments

0433046303 mhall@bigginscott.com.au **Indicative Selling Price** \$475,000 - \$520,000

Marcus Hall 9520 9000

**Median Unit Price** Year ending September 2019: \$520,000

# **Comparable Properties**



Agent Comments

Agent Comments



Price: \$499,000 Method: Private Sale Date: 22/08/2019 Property Type: Apartment



601/8a Evergreen Mews ARMADALE 3143 (REI/VG)



Price: \$465,000 Method: Private Sale Date: 04/05/2019 Rooms: 2 Property Type: Apartment



1306/3-5 St Kilda Rd ST KILDA 3182 (REI/VG) Agent Comments

1 1

Price: \$462,000 Method: Private Sale Date: 08/06/2019 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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.