

# 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

702/K6 High 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 \$560,000

&

\$595,000

### Median sale price

Median price \$641,500

Property Type Unit

Suburb Windsor

Period - From 01/04/2022

to 30/06/2022

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	G04/94 Punt Rd, Prahran, Vic 3181, Australia	\$590,000	14/04/2022
2	424/15 Clifton St PRAHRAN 3181	\$550,000	13/07/2022
3	15/221 Dandenong Rd PRAHRAN 3181	\$570,000	20/05/2022

**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:

15/07/2022 17:28

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$560,000 - \$595,000

**Median Unit Price**

June quarter 2022: \$641,500



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**G04/94 Punt Rd, Prahran, Vic 3181, Australia (REI)**

Agent Comments

2 1 1

**Price:** \$590,000

**Method:**

**Date:** 14/04/2022

**Property Type:** House



**424/15 Clifton St PRAHRAN 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 13/07/2022

**Property Type:** Apartment



**15/221 Dandenong Rd PRAHRAN 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$570,000

**Method:** Sold Before Auction

**Date:** 20/05/2022

**Property Type:** Apartment

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