Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 211/270 High Street, Windsor Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$590,000		&		\$630,000)		
Median sale pr	rice							
Median price	\$622,500	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/07/2021	to	30/06/2022		So	urce	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	101/12 Anchor PI PRAHRAN 3181	\$630,000	02/07/2022
2	510/31 Grattan St PRAHRAN 3181	\$630,000	30/06/2022
3	309/3 Victoria St WINDSOR 3181	\$626,500	01/07/2022

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:

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Property Type: Apartment Agent Comments

Indicative Selling Price \$590,000 - \$630,000 Median Unit Price Year ending June 2022: \$622,500

Comparable Properties

101/12 Anchor PI PRAHRAN 3181 (REI/VG) 2 1 1 1 Price: \$630,000 Method: Auction Sale Date: 02/07/2022 Property Type: Unit	Agent Comments Modern block with one bathroom
510/31 Grattan St PRAHRAN 3181 (REI) 2 2 2 1 Price: \$630,000 Method: Private Sale Date: 30/06/2022 Property Type: Apartment	Agent Comments Modern block with similar composition
309/3 Victoria St WINDSOR 3181 (VG) 2	Agent Comments Modern block with one bathroom

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