

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

211/270 High Street, Windsor Vic 3181

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$622,500 Property Type Unit Suburb Windsor

Period - From 01/07/2021 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	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:

23/08/2022 18:56



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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

Agent Comments

Modern block with one bathroom

Price: \$630,000

Method: Auction Sale

Date: 02/07/2022

Property Type: Unit



510/31 Grattan St PRAHRAN 3181 (REI)

2 2 1

Agent Comments

Modern block with similar composition

Price: \$630,000

Method: Private Sale

Date: 30/06/2022

Property Type: Apartment

309/3 Victoria St WINDSOR 3181 (VG)

2 - -

Agent Comments

Modern block with one bathroom

Price: \$626,500

Method: Sale

Date: 01/07/2022

Property Type: Strata Unit/Flat