

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

G03/120 High Street, Windsor Vic 3181

Indicative selling price

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

Range between

\$315,000

&

\$345,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Windsor

Period - From

01/10/2021

to

30/09/2022

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	202/8 Princes CI PRAHRAN 3181	\$342,000	29/06/2022
2	1/162a High St WINDSOR 3181	\$330,000	19/07/2022
3	303/33 Claremont St SOUTH YARRA 3141	\$300,000	03/09/2022

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:

17/10/2022 12:30

James Burne

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Indicative Selling Price

\$315,000 - \$345,000

Median Unit Price

Year ending September 2022: \$620,000

**Property Type:** Apartment

Agent Comments

Comparable Properties

**202/8 Princes CI PRAHRAN 3181 (REI/VG)****Price:** \$342,000**Method:** Private Sale**Date:** 29/06/2022**Property Type:** Apartment

Agent Comments

Not on main road but busy area. Similar with no car space.

**1/162a High St WINDSOR 3181 (REI/VG)****Price:** \$330,000**Method:** Private Sale**Date:** 19/07/2022**Property Type:** Apartment

Agent Comments

Also on High Street. Older style. No car space also.

**303/33 Claremont St SOUTH YARRA 3141 (REI)****Price:** \$300,000**Method:** Private Sale**Date:** 03/09/2022**Property Type:** Apartment

Agent Comments

Different location but similar style and attributes. No car space also.