### 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	

#### Indicative selling price

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

Range between \$320,000	&	\$352,000
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#### Median sale price

Median price \$520,000	Property Type U	nit	Suburb	Windsor
Period - From 01/10/2018	to 30/09/2019	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

Address of comparable property		Price	Date of sale
1	4/7 Ellesmere Rd WINDSOR 3181	\$370,000	29/05/2019
2	3/23 The Avenue WINDSOR 3181	\$350,000	03/07/2019
3	9/13 Arkle St PRAHRAN 3181	\$350,000	28/06/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

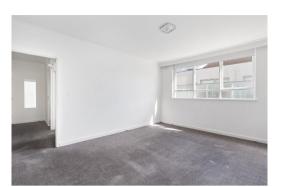
This Statement of Information was prepared on:	06/11/2019 16:35





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**Indicative Selling Price** \$320,000 - \$352,000 **Median Unit Price** Year ending September 2019: \$520,000





Property Type: Apartment Land Size: 54 internal sqm approx

**Agent Comments** Stratum Title

## Comparable Properties



4/7 Ellesmere Rd WINDSOR 3181 (REI/VG)

Price: \$370,000 Method: Private Sale Date: 29/05/2019

Property Type: Apartment

Agent Comments



3/23 The Avenue WINDSOR 3181 (REI/VG)



Price: \$350.000

Method: Sold Before Auction

Date: 03/07/2019

Property Type: Apartment

**Agent Comments** 



9/13 Arkle St PRAHRAN 3181 (REI)





Price: \$350,000

Method: Sold Before Auction

Date: 28/06/2019

Property Type: Apartment

**Agent Comments** 

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



