

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

8/K1-K5 Raleigh Street, Windsor Vic 3181

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$607,000

Property Type

Unit

Suburb

Windsor

Period - From

01/04/2021

to

31/03/2022

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	1/5 Gooch St PRAHRAN 3181	\$535,000	26/02/2022
2	8/16 Gertrude St WINDSOR 3181	\$535,000	21/03/2022
3	6/63 Carlisle St ST KILDA 3182	\$510,000	23/03/2022

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:

26/04/2022 12:04

8/K1-K5 Raleigh Street, Windsor Vic 3181



Michael Tynan
0430163902
mtynan@biggin Scott.com.au



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending March 2022: \$607,000

Comparable Properties



1/5 Gooch St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$535,000
Method: Private Sale
Date: 26/02/2022
Property Type: Apartment



8/16 Gertrude St WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$535,000
Method: Private Sale
Date: 21/03/2022
Property Type: Apartment



6/63 Carlisle St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$510,000
Method: Private Sale
Date: 23/03/2022
Property Type: Apartment

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



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