

# 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

104/92 Hornby Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$440,000

### Median sale price

Median price \$520,000 Property Type Unit 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	Price	Date of sale
1	217/681-709 Chapel St SOUTH YARRA 3141	\$435,000	18/10/2019
2	4G/5 Alma Rd ST KILDA 3182	\$430,000	23/08/2019
3	1/13 Arkle St PRAHRAN 3181	\$430,000	04/09/2019

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:

08/11/2019 08:48



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$420,000 - \$440,000

**Median Unit Price**

Year ending September 2019: \$520,000

## Comparable Properties



**217/681-709 Chapel St SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 18/10/2019  
**Property Type:** Apartment



**4G/5 Alma Rd ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 23/08/2019  
**Property Type:** Apartment



**1/13 Arkle St PRAHRAN 3181 (REI/VG)**

**Agent Comments**



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 04/09/2019  
**Property Type:** Apartment