

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

203/33 James Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$557,000

Property Type

Unit

Suburb

Windsor

Period - From

01/10/2019

to

30/09/2020

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	109/8 James St WINDSOR 3181	\$619,950	13/05/2020
2	8/304 Inkerman St ST KILDA EAST 3183	\$588,000	13/08/2020
3	110/33 James St WINDSOR 3181	\$552,500	17/07/2020

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:

13/10/2020 15:21



Property Type: Apartment

Agent Comments

Comparable Properties

109/8 James St WINDSOR 3181 (VG)

Agent Comments



Price: \$619,950

Method: Sale

Date: 13/05/2020

Property Type: Strata Unit/Flat



8/304 Inkerman St ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$588,000

Method: Sale

Date: 13/08/2020

Property Type: Strata Flat - Single OYO Flat

110/33 James St WINDSOR 3181 (VG)

Agent Comments



Price: \$552,500

Method: Sale

Date: 17/07/2020

Property Type: Strata Unit/Flat