

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

2 Somerset Place, Windsor Vic 3181

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price \$1,256,000

House

X

Unit

Suburb Windsor

Period - From 01/04/2018

to 30/06/2018

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 42 Spring St PRAHRAN 3181	\$1,210,000	01/09/2018
2 9 Mary St WINDSOR 3181	\$1,133,500	28/04/2018
3 1 Mary St WINDSOR 3181	\$1,105,000	01/09/2018

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.

Nicholas Kaine

95209000

0477555097

nkaine@biggin Scott.com.au

Indicative Selling Price

\$1,050,000

Median House Price

June quarter 2018: \$1,256,000



2 1 0

Rooms:

Property Type: House

Land Size: 121 sqm approx

Agent Comments

Comparable Properties



42 Spring St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$1,210,000

Method: Auction Sale

Date: 01/09/2018

Rooms: -

Property Type: House (Res)



9 Mary St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,133,500

Method: Auction Sale

Date: 28/04/2018

Rooms: 4

Property Type: House (Res)

Land Size: 95 sqm approx



1 Mary St WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,105,000

Method: Auction Sale

Date: 01/09/2018

Rooms: -

Property Type: House (Res)