

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
G09/K6 High Street, Windsor Vic 3181**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000 & \$715,000

Median sale price

Median price \$510,000 House Unit X 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	101/65 Wellington St ST KILDA 3182	\$749,000	08/08/2018
2	10/40-50 High St WINDSOR 3181	\$730,000	22/09/2018
3	5/38 Macfarlan St SOUTH YARRA 3141	\$725,000	18/08/2018

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.



Rooms:

Property Type: Apartment

Land Size: 93 sqm approx

Agent Comments

Spacious two bedroom two bathroom apartment. Plenty of of Natural Light and great sized Courtyard.

Indicative Selling Price

\$670,000 - \$715,000

Median Unit Price

June quarter 2018: \$510,000

Comparable Properties



101/65 Wellington St ST KILDA 3182 (REI)

Agent Comments



Price: \$749,000

Method: Private Sale

Date: 08/08/2018

Rooms: -

Property Type: Apartment



10/40-50 High St WINDSOR 3181 (REI)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Apartment



5/38 Macfarlan St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$725,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: Apartment