

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

115/270 High Street Windsor VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,250

Property type

Unit

Suburb

Windsor

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

310/270 High Street Windsor VIC 3181	\$410,000	22-May-20
501/3 Victoria Street Windsor VIC 3181	\$455,000	18-Jul-20
3/2 King Street Prahran VIC 3181	\$480,000	10-Aug-20

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 6 months.~~

This Statement of Information was prepared on: 19 November 2020



310/270 High Street Windsor VIC 3181

Sold Price

\$410,000

Sold Date **22-May-20**

 1  1  -

Distance -



501/3 Victoria Street Windsor VIC 3181

Sold Price

\$455,000

Sold Date **18-Jul-20**

 1  1  1

Distance **0.26km**



3/2 King Street Prahran VIC 3181

Sold Price

\$480,000

Sold Date **10-Aug-20**

 1  1  1

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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