

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

407/120 High Street, Windsor Vic 3181

Indicative selling price

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

Range between \$590,000

&

\$630,000

Median sale price

Median price \$540,000

House

Unit

X

Suburb

Windsor

Period - From 01/04/2018

to

31/03/2019

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	904/18 Yarra St SOUTH YARRA 3141	\$590,000	21/03/2019
2	18/61 High St PRAHRAN 3181	\$628,000	18/05/2019
3	11/108 Greville St PRAHRAN 3181	\$652,000	02/03/2019

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



904/18 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 21/03/2019

Rooms: 4

Property Type: Apartment



18/61 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$628,000

Method: Auction Sale

Date: 18/05/2019

Rooms: 4

Property Type: Apartment



11/108 Greville St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$652,000

Method: Auction Sale

Date: 02/03/2019

Rooms: 4

Property Type: Apartment