

Lauchlan Waterfield 03 9509 0411 0422 290 489 lwaterfield@hockingstuart.com.au

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						

Range between \$590,000

Median sale price

Median price	\$540,000	Hou	se	Unit	Х	Suburb	Windsor
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

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

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.

Ad	dress 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.

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525





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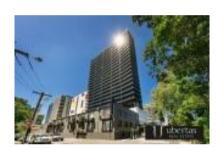
Indicative Selling Price \$590,000 - \$630,000 Median Unit Price Year ending March 2019: \$540,000





Property Type: Apartment Agent Comments

Comparable Properties



904/18 Yarra St SOUTH YARRA 3141 (REI)

4 2 **-** 1

Price: \$590,000 Method: Private Sale Date: 21/03/2019 Rooms: 4

Property Type: Apartment

Agent Comments



18/61 High St PRAHRAN 3181 (REI)

1 2 **1** 1 6

Price: \$628,000 Method: Auction Sale Date: 18/05/2019 Rooms: 4

Property Type: Apartment

Agent Comments



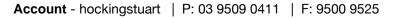
11/108 Greville St PRAHRAN 3181 (REI/VG)

1 2 **1** 1 **1**

Price: \$652,000 Method: Auction Sale Date: 02/03/2019 Rooms: 4

Property Type: Apartment

Agent Comments







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