

# 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

107/1 Victoria Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$650,000

### Median sale price

Median price \$593,000

Property Type Unit

Suburb Windsor

Period - From 01/07/2019

to 30/09/2019

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	3/4 Camden St BALACLAVA 3183	\$700,000	07/09/2019
2	401/87 High St PRAHRAN 3181	\$700,000	16/08/2019
3	10/2a The Avenue WINDSOR 3181	\$700,000	18/05/2019

**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.~~

This Statement of Information was prepared on:

14/11/2019 09:56



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$650,000  
**Median Unit Price**  
September quarter 2019: \$593,000

## Comparable Properties



**3/4 Camden St BALACLAVA 3183 (REI/VG)**

Agent Comments



**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 07/09/2019  
**Rooms:** 3  
**Property Type:** Apartment



**401/87 High St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 16/08/2019  
**Property Type:** Apartment



**10/2a The Avenue WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 18/05/2019  
**Property Type:** Apartment