

## 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 17a Upton Road, Windsor Vic 3181

#### Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

#### Median sale price

Median price \$1,400,000 House X Unit Suburb Windsor

Period - From 01/07/2018 to 30/06/2019 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	46 Packington St PRAHRAN 3181	\$1,540,000	30/03/2019
2	4 St John St WINDSOR 3181	\$1,522,500	02/05/2019
3	7 Larnook St PRAHRAN 3181	\$1,476,000	16/03/2019

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.



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**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 190 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

Year ending June 2019: \$1,400,000

## Comparable Properties



**46 Packington St PRAHRAN 3181 (REI)**

Agent Comments

3   1   -

**Price:** \$1,540,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 219 sqm approx



**4 St John St WINDSOR 3181 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$1,522,500

**Method:** Private Sale

**Date:** 02/05/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 259 sqm approx



**7 Larnook St PRAHRAN 3181 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$1,476,000

**Method:** Auction Sale

**Date:** 16/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 175 sqm approx