

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	119/270 High Street, Windsor Vic 3181
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Indicative selling price

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

Single price	\$389,000
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Median sale price

Median price	\$485,000	House		Unit	X	Suburb	Windsor
Period - From	01/10/2017	to	30/09/2018	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	312/6 High St WINDSOR 3181	\$400,000	06/06/2018
2	113/k6 High St WINDSOR 3181	\$395,000	01/06/2018
3	706/15 Clifton St PRAHRAN 3181	\$386,000	02/08/2018

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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Indicative Selling Price

\$389,000

Median Unit Price

Year ending September 2018: \$485,000



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

312/6 High St WINDSOR 3181 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 06/06/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



113/k6 High St WINDSOR 3181 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 01/06/2018

Rooms: 2

Property Type: Apartment



706/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$386,000

Method: Private Sale

Date: 02/08/2018

Rooms: 3

Property Type: Apartment

Land Size: 4550 sqm approx