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	10/40-50 High Street, Windsor Vic 3181

Indicative selling price

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

Range between $640,000 & $704,000

Median sale price

Median price	$510,000	~~House~~		Unit	X	Suburb	Windsor
Period - From	01/04/2018	to	30/06/2018	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	1607/594 St Kilda Rd MELBOURNE 3004	$725,000	30/07/2018
2	12/84 Westbury St ST KILDA EAST 3183	$701,000	21/07/2018
3	1709/7 Yarra St SOUTH YARRA 3141	$675,000	16/06/2018

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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

10/40-50 High Street, Windsor Vic 3181



2 2 2

Rooms:
Property Type: Apartment

Agent Comments

Indicative Selling Price
$640,000 - $704,000
Median Unit Price
June quarter 2018: $510,000

Comparable Properties

1607/594 St Kilda Rd MELBOURNE 3004 (REI)

2 2 2

Agent Comments

Price: $725,000
Method: Private Sale
Date: 30/07/2018
Rooms: -
Property Type: Apartment



12/84 Westbury St ST KILDA EAST 3183 (REI)

2 1 2

Agent Comments

Price: $701,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: Apartment



1709/7 Yarra St SOUTH YARRA 3141 (REI/VG)

2 2 2

Agent Comments

Price: $675,000
Method: Private Sale
Date: 16/06/2018
Rooms: -
Property Type: Apartment

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