Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting.**

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode: 507/2A Henry Street, Windsor 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single price: $*

or range between: $600,000 & $630,000

Median sale price

Median price: $519,000 Property type: *Unit* Suburb: Windsor

Period - From: Aug 2022 to: Jul 2023 Source: Realestate.com.au

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 7/174 Peel Street, Windsor 3181	$652,000	16 Aug 2023
2 401/1A Peel Street, Windsor 3181	$610,000	15 Apr 2023
3 13/27 Lewisham Road, Windsor 3181	$690,000	22 Mar 2023

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.

CONSUMER AFFAIRS VICTORIA

This Statement of Information was prepared on: 30 Aug 2023

consumer.vic.gov.au

Melbourne, 30th August 2023

Re.: Rental Appraisal of 507/2A Henry Street, Windsor VIC 3181

Further to your recent request, we have studied the abovementioned property for the purpose of determining a rental market price estimate.

After due consideration, it is in our opinion, that subject to market conditions, a fair and reasonable we estimate that the reasonable price would be

2 bedrooms 0 study 2 bathrooms 1 car parks 1 storage apartment

- Unfurnished: $600 - $650 per week
- Furnished: $700 – $750 per week

Whilst every care is taken in arriving at our figure, we would suggest that it is only an opinion and not to be taken as a sworn valuation. Furthermore, it has been prepared solely for your information and not for any third party.

In arriving at our estimate, we take several factors into consideration:

- Similar comparable property in the local area.
- Current market conditions – fluctuating in accordance with supply and demand.
- The information provided to us at the present time.

All estimates are considered to be true and correct at the time of writing, however, changes in circumstances after the time of writing may impact of the accuracy of this information and Xynergy Pty Ltd gives no assurances as to the accuracy of any information or advice contained herein.

Should you require further information or wish to discuss our services in relation to the property services, please do not hesitate to contact our office.

Regards,

An Dang
Property Sales Consultant

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