

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 16/51 Union Street, Windsor Vic 3181

Indicative selling price

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

Range between \$530 & \$583

Median sale price

Median price \$473,500 House Unit X Suburb Windsor

Period - From 01/04/2017 to 31/03/2018 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	9/306 Inkerman St ST KILDA EAST 3183	\$565,000	28/12/2017
2	13/k1 Raleigh St WINDSOR 3181	\$550,000	17/03/2018
3	21/29 Upton Rd WINDSOR 3181	\$530,000	28/04/2018

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$530 - \$583
Median Unit Price
Year ending March 2018: \$473,500

Comparable Properties



9/306 Inkerman St ST KILDA EAST 3183 (VG) [Agent Comments](#)

2 - -

Price: \$565,000
Method: Sale
Date: 28/12/2017
Rooms: -
Property Type: Strata Unit/Flat



13/k1 Raleigh St WINDSOR 3181 (REI) [Agent Comments](#)

2 1 1

Price: \$550,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: Apartment



21/29 Upton Rd WINDSOR 3181 (REI) [Agent Comments](#)

2 1 1

Price: \$530,000
Method: Auction Sale
Date: 28/04/2018
Rooms: -
Property Type: Apartment