

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

103/33 James Street Windsor VIC 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,250

Property type

Unit

Suburb

Windsor

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

404/25 Clifton Street Prahran VIC 3181	\$511,000	25-Sep-19
1/14 Newry Street Windsor VIC 3181	\$591,300	04-Oct-19
8/29 Upton Road Windsor VIC 3181	\$590,000	12-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 18 October 2019



404/25 Clifton Street Prahran VIC 3181

Sold Price

^{RS} **\$511,000** ^{UN}

Sold Date

25-Sep-19

2 1 1

Distance

0.41km



1/14 Newry Street Windsor VIC 3181

Sold Price

^{RS} **\$591,300**

Sold Date

04-Oct-19

2 1 1

Distance

0.56km



8/29 Upton Road Windsor VIC 3181

Sold Price

^{RS} **\$590,000**

Sold Date

12-Oct-19

2 1 1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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