

# 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

11/16 Normanby Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$375,000

### Median sale price

Median price \$565,500

Property Type Unit

Suburb Windsor

Period - From 01/04/2023

to 31/03/2024

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	1/130 Alma Rd ST KILDA EAST 3183	\$395,000	03/04/2024
2	12/8 Charnwood Gr ST KILDA 3182	\$390,000	14/02/2024
3	7/36 Westbury St ST KILDA EAST 3183	\$390,000	07/03/2024

**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.~~

This Statement of Information was prepared on:

15/04/2024 12:33



**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



1/130 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



**Price:** \$395,000

**Method:** Sold Before Auction

**Date:** 03/04/2024

**Property Type:** Apartment



12/8 Charnwood Gr ST KILDA 3182 (REI/VG)

Agent Comments



**Price:** \$390,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** Apartment



7/36 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments



**Price:** \$390,000

**Method:** Private Sale

**Date:** 07/03/2024

**Property Type:** Apartment