## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	205/69 Newry Street, Windsor Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$440,000	&	\$480,000
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### Median sale price

Median price	\$520,000	Pro	perty Type U	nit		Suburb	Windsor
Period - From	01/10/2022	to	30/09/2023	So	ource	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

Address of comparable property		Price	Date of sale
1	11/9 The Avenue WINDSOR 3181	\$480,000	10/10/2023
2	205/1 Evergreen Mews ARMADALE 3143	\$472,000	19/08/2023
3	201/36 Porter St PRAHRAN 3181	\$470,000	24/10/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/11/2023 10:16





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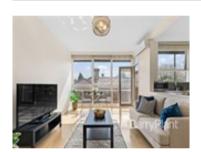
**Indicative Selling Price** \$440,000 - \$480,000 **Median Unit Price** Year ending September 2023: \$520,000





Property Type: Apartment Agent Comments

# Comparable Properties



11/9 The Avenue WINDSOR 3181 (REI)





Price: \$480,000

Method: Sold Before Auction

Date: 10/10/2023

Property Type: Apartment

**Agent Comments** 



205/1 Evergreen Mews ARMADALE 3143

(REI/VG)







Price: \$472,000 Method: Private Sale Date: 19/08/2023

Property Type: Apartment

Agent Comments



201/36 Porter St PRAHRAN 3181 (REI)



Price: \$470.000 Method: Private Sale Date: 24/10/2023

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



