

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

205/K13 RALEIGH 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

\$115,000

&

\$125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Windsor

Period-from

01 Feb 2023

to

31 Jan 2024

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

107/K13 RALEIGH STREET WINDSOR VIC 3181	\$130,000	22-Aug-23
412/K13 RALEIGH STREET WINDSOR VIC 3181	\$117,000	31-Jul-23
604/K13 RALEIGH STREET WINDSOR VIC 3181	\$130,000	13-Jul-23

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: 21 February 2024

**107/K13 RALEIGH STREET
WINDSOR VIC 3181**

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Sold Price

\$130,000Sold Date **22-Aug-23**

Distance

0km**412/K13 RALEIGH STREET
WINDSOR VIC 3181**

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Sold Price

\$117,000Sold Date **31-Jul-23**

Distance

0km**604/K13 RALEIGH STREET
WINDSOR VIC 3181**

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Sold Price

\$130,000Sold Date **13-Jul-23**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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