

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

302/242 HIGH 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Windsor

Period-from

01 Jun 2023

to

31 May 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

106/1 MOUNT STREET PRAHRAN VIC 3181	\$600,000	06-Jun-24
7/27 LEWISHAM ROAD WINDSOR VIC 3181	\$700,000	27-Apr-24
23/9 THE AVENUE WINDSOR VIC 3181	\$665,000	09-Apr-24

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: 24 June 2024

**106/1 MOUNT STREET PRAHRAN
VIC 3181**

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Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **06-Jun-24**Distance **0.08km****7/27 LEWISHAM ROAD WINDSOR
VIC 3181**

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Sold Price **\$700,000** Sold Date **27-Apr-24**Distance **0.44km****23/9 THE AVENUE WINDSOR VIC
3181**

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Sold Price **\$665,000** Sold Date **09-Apr-24**Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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