# 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

7/100 Henry Street, Windsor Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$360,000		&		\$390,000			
Median sale p	rice							
Median price	\$452,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	10/42 Powell St SOUTH YARRA 3141	\$380,000	02/03/2023
2	5/23 The Avenue WINDSOR 3181	\$370,000	21/03/2023
3	210/72 Acland St ST KILDA 3182	\$360,000	03/07/2023

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:

10/07/2023 08:49



## WHIJEFOX





Property Type: Apartment Agent Comments Indicative Selling Price \$360,000 - \$390,000 Median Unit Price March quarter 2023: \$452,000

# **Comparable Properties**



10/42 Powell St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$380,000 Method: Private Sale Date: 02/03/2023 Property Type: Apartment



5/23 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments





Price: \$370,000 Method: Sold Before Auction Date: 21/03/2023 Property Type: Unit

210/72 Acland St ST KILDA 3182 (REI)



Price: \$360,000 Method: Private Sale Date: 03/07/2023 Property Type: Apartment Agent Comments

Account - Whitefox Real Estate | P: 96459699





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