

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 consumer.vic.gov.au/underquoting

Range between \$360,000 & \$390,000

Median sale price

Median price \$452,000 Property Type Unit Suburb Windsor

Period - From 01/01/2023 to 31/03/2023 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	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



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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**

 1  1  1

Price: \$380,000

Method: Private Sale

Date: 02/03/2023

Property Type: Apartment



5/23 The Avenue WINDSOR 3181 (REI/VG) **Agent Comments**

 1  1  1

Price: \$370,000

Method: Sold Before Auction

Date: 21/03/2023

Property Type: Unit



210/72 Acland St ST KILDA 3182 (REI) **Agent Comments**

 1  1  1

Price: \$360,000

Method: Private Sale

Date: 03/07/2023

Property Type: Apartment