Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	316/K6 High 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 \$470,000 & \$500,000	Range between	\$470,000	&	\$500,000
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Median sale price

Median price	\$487,500	Pro	perty Type	Jnit		Suburb	Windsor
Period - From	01/10/2019	to	31/12/2019		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

Add	dress of comparable property	Price	Date of sale
1	803/83 Queens Rd MELBOURNE 3004	\$492,000	07/02/2020
2	108/15 Clifton St PRAHRAN 3181	\$489,000	24/01/2020
3	215/416a St Kilda Rd MELBOURNE 3004	\$481,800	13/02/2020

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:	12/03/2020 15:07







Rooms: 2

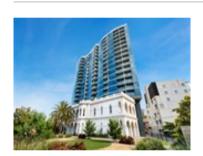
Property Type: Strata Unit/Flat

Agent Comments

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$470,000 - \$500,000 **Median Unit Price** December quarter 2019: \$487,500

Comparable Properties



803/83 Queens Rd MELBOURNE 3004 (REI)





Price: \$492,000 Method: Private Sale Date: 07/02/2020

Property Type: Apartment

Agent Comments



108/15 Clifton St PRAHRAN 3181 (REI)







Price: \$489,000

Method: Sale by Tender Date: 24/01/2020

Property Type: Apartment

Agent Comments



215/416a St Kilda Rd MELBOURNE 3004 (REI) Agent Comments





Price: \$481.800

Method: Private Sale Date: 13/02/2020 Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



