

# 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

316/K6 High Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$500,000

### Median sale price

Median price \$487,500 Property Type Unit 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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



**Rooms:** 2  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

## Comparable Properties



**803/83 Queens Rd MELBOURNE 3004 (REI)** **Agent Comments**



**Price:** \$492,000  
**Method:** Private Sale  
**Date:** 07/02/2020  
**Property Type:** Apartment



**108/15 Clifton St PRAHRAN 3181 (REI)** **Agent Comments**



**Price:** \$489,000  
**Method:** Sale by Tender  
**Date:** 24/01/2020  
**Property Type:** Apartment



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



**Price:** \$481,800  
**Method:** Private Sale  
**Date:** 13/02/2020  
**Property Type:** Apartment