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	303/33 James Street, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $580,000 & $620,000

Median sale price

Median price $594,500 Property Type Unit Suburb Windsor

Period - From 01/01/2021 to 31/03/2021 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	18/32-34 The Avenue WINDSOR 3181	$620,000	08/05/2021
2	104/33 James St WINDSOR 3181	$599,000	19/03/2021
3	302/120 High St WINDSOR 3181	$610,000	29/12/2020

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.~~

This Statement of Information was prepared on: 22/06/2021 14:13



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median Unit Price
March quarter 2021: $594,500

Comparable Properties



18/32-34 The Avenue WINDSOR 3181 (REI)

2 1 1

Price: $620,000
Method: Auction Sale
Date: 08/05/2021
Property Type: Unit

Agent Comments



104/33 James St WINDSOR 3181 (REI/VG)

2 1 1

Price: $599,000
Method: Sold Before Auction
Date: 19/03/2021
Property Type: Apartment

Agent Comments



302/120 High St WINDSOR 3181 (REI/VG)

2 2 1

Price: $610,000
Method: Private Sale
Date: 29/12/2020
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.