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	115/72 High Street, Windsor Vic 3181

Indicative selling price

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

Range between $175,000 & $190,000

Median sale price

Median price $582,000 Property Type Unit Suburb Windsor

Period - From 01/01/2022 to 31/12/2022 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	503/32 Bray St SOUTH YARRA 3141	$205,000	24/11/2022
2	122/72-76 High St WINDSOR 3181	$205,000	28/10/2022
3	628/572 St Kilda Rd MELBOURNE 3004	$160,000	28/10/2022

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: 13/01/2023 14:02

115/72 High Street, Windsor Vic 3181

James Burne
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Property Type: Apartment

Agent Comments

Indicative Selling Price
$175,000 - $190,000
Median Unit Price
Year ending December 2022: $582,000

Comparable Properties



503/32 Bray St SOUTH YARRA 3141 (REI/VG)

1 1 -

Price: $205,000
Method: Private Sale
Date: 24/11/2022
Property Type: Apartment

Agent Comments



122/72-76 High St WINDSOR 3181 (REI)

1 1 1

Price: $205,000
Method: Private Sale
Date: 28/10/2022
Property Type: Apartment

Agent Comments

628/572 St Kilda Rd MELBOURNE 3004 (VG)

1 - -

Price: $160,000
Method: Sale
Date: 28/10/2022
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

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