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	203/3 Victoria Street, Windsor Vic 3181

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $455,000 Property Type Unit Suburb Windsor

Period - From 01/04/2023 to 30/06/2023 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	9/6 Hughenden Rd ST KILDA EAST 3183	$800,000	12/08/2023
2	401/6 Murphy St SOUTH YARRA 3141	$775,000	30/08/2023
3	603/539 St Kilda Rd MELBOURNE 3004	$750,000	14/09/2023

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: 04/10/2023 10:04

203/3 Victoria Street, Windsor Vic 3181



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
June quarter 2023: $455,000

Comparable Properties



9/6 Hughenden Rd ST KILDA EAST 3183 (REI)

2 2 1

Agent Comments

Price: $800,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Apartment



401/6 Murphy St SOUTH YARRA 3141 (REI)

2 2 1

Agent Comments

Price: $775,000
Method: Private Sale
Date: 30/08/2023
Property Type: Apartment



603/539 St Kilda Rd MELBOURNE 3004 (REI)

2 2 1

Agent Comments

Price: $750,000
Method: Private Sale
Date: 14/09/2023
Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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