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	309/7 White Street, Windsor Vic 3181

Indicative selling price

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

Range between $720,000 & $780,000

Median sale price

Median price $629,750 Property Type Unit Suburb Windsor

Period - From 01/07/2023 to 30/09/2023 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	202/15 Cromwell Rd SOUTH YARRA 3141	$830,000	13/09/2023
2	603/539 St Kilda Rd MELBOURNE 3004	$750,000	14/09/2023
3	3/28 The Avenue WINDSOR 3181	$700,000	06/09/2023

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: 19/10/2023 10:19

309/7 White Street, Windsor Vic 3181

Nicholas Kaine
95209000
0477555097
nkaine@bigginscott.com.au



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$720,000 - $780,000
Median Unit Price
September quarter 2023: $629,750

Comparable Properties



202/15 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

2 2 2

Price: $830,000
Method: Private Sale
Date: 13/09/2023
Property Type: Apartment

Agent Comments

Similar complex. 2 beds, 2 baths, 2 cars.



603/539 St Kilda Rd MELBOURNE 3004 (REI)

2 2 1

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

Agent Comments

2 beds, 2 bath, with 1 car space.



3/28 The Avenue WINDSOR 3181 (REI/VG)

2 2 1

Price: $700,000
Method: Sold Before Auction
Date: 06/09/2023
Property Type: Unit

Agent Comments

Located within 500m with a courtyard.

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