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	5/2 Maddock Street, Windsor Vic 3181

Indicative selling price

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

Range between $750,000 & $775,000

Median sale price

Median price $530,000 Property Type Unit Suburb Windsor

Period - From 08/04/2023 to 07/04/2024 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	103/8 James St WINDSOR 3181	$780,000	09/03/2024
2	204/7 White St WINDSOR 3181	$757,500	20/02/2024
3	309/7 White St WINDSOR 3181	$750,000	01/02/2024

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: 08/04/2024 11:25

5/2 Maddock Street, Windsor Vic 3181



2 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$750,000 - $775,000
Median Unit Price
08/04/2023 - 07/04/2024: $530,000

Comparable Properties



103/8 James St WINDSOR 3181 (REI)

2 2 1

Price: $780,000
Method: Private Sale
Date: 09/03/2024
Property Type: Apartment

Agent Comments



204/7 White St WINDSOR 3181 (REI)

2 1 1

Price: $757,500
Method: Private Sale
Date: 20/02/2024
Property Type: Apartment
Land Size: 18 sqm approx

Agent Comments



309/7 White St WINDSOR 3181 (REI)

2 2 1

Price: $750,000
Method: Private Sale
Date: 01/02/2024
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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