

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
10 Latrobe Street East, Windsor Vic 3181

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,400,000 House Unit Suburb Windsor

Period - From 01/10/2018 to 31/12/2018 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	3/17 Hammerdale Av ST KILDA EAST 3183	\$888,000	01/12/2018
2	6/217 Dandenong Rd WINDSOR 3181	\$861,000	06/09/2018
3	12/171 Fitzroy St ST KILDA 3182	\$850,000	19/12/2018

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.

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Rooms:
Property Type: House (Res)
Land Size: 127 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
December quarter 2018: \$1,400,000

Comparable Properties



3/17 Hammerdale Av ST KILDA EAST 3183 (REI)

Agent Comments

2 2 1

Price: \$888,000
Method: Auction Sale
Date: 01/12/2018
Rooms: 4
Property Type: House (Res)



6/217 Dandenong Rd WINDSOR 3181 (VG)

Agent Comments

- - -

Price: \$861,000
Method: Sale
Date: 06/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 774 sqm approx



12/171 Fitzroy St ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$850,000
Method: Sale
Date: 19/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 681 sqm approx