

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

40 Henry Street, Windsor Vic 3181

Indicative selling price

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

Range between

\$730,000

&

\$800,000

Median sale price

Median price

\$1,400,000

House

X

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 | 2/36 Robe St ST KILDA 3182 | \$853,000 | 14/01/2019 |
| 2 | 38 Henry St WINDSOR 3181 | \$835,000 | 11/10/2018 |
| 3 | 1/5 Spring St PRAHRAN 3181 | \$802,000 | 08/12/2018 |

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 110 sqm approx
 Agent Comments

Indicative Selling Price
 \$730,000 - \$800,000
Median House Price
 December quarter 2018: \$1,400,000

Comparable Properties



2/36 Robe St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$853,000
Method: Private Sale
Date: 14/01/2019
Rooms: -
Property Type: Apartment
Land Size: 213 sqm approx



38 Henry St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 11/10/2018
Rooms: -
Property Type: House
Land Size: 111 sqm approx



1/5 Spring St PRAHRAN 3181 (REI)

Agent Comments



Price: \$802,000
Method: Auction Sale
Date: 08/12/2018
Rooms: 4
Property Type: Apartment