
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

20 Erica Street, Windsor, VIC 3181

INDICATIVE SELLING PRICE

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

Range Between \$1,500,000 & \$1,650,000

MEDIAN SALE PRICE

Median price \$1,615,000 | House | Windsor (3181)

Period - From 1 July 2017 to 30 September 2017 | Source - REIV

COMPARABLE PROPERTY SALES

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
22 IRVING AVE, PRAHRAN VIC 3181	\$1,650,000	09/09/2017
30 BANOLE AVE, PRAHRAN VIC 3181	\$1,570,000	25/05/2017
10 GERTRUDE ST, WINDSOR VIC 3181	\$1,505,000	03/08/2017