

Nick Gatacre  
03 9868 5444  
0428 860 425  
ngatacre@hockingstuart.com.au



**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$450,000  
**Median Unit Price**  
March quarter 2017: \$585,000

## Comparable Properties



**3/19-23 Izett St PRAHRAN 3181 (REI)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 23/01/2017  
**Rooms:** 3  
**Property Type:** Apartment



**412/201 High St PRAHRAN 3181 (REI/VG)**

**Agent Comments**



**Price:** \$412,000  
**Method:** Private Sale  
**Date:** 22/03/2017  
**Rooms:** 2  
**Property Type:** Apartment



**110/201 High St PRAHRAN 3181 (REI/VG)**

**Agent Comments**



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 10/04/2017  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 4550 sqm

## 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

7/4 Victoria Street, Windsor Vic 3181

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$450,000

**Median sale price**

Median price \$585,000

Unit X

Suburb Windsor

Period - From 01/01/2017 to 31/03/2017

Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/19-23 Izett St PRAHRAN 3181	\$420,000	23/01/2017
412/201 High St PRAHRAN 3181	\$412,000	22/03/2017
110/201 High St PRAHRAN 3181	\$410,000	10/04/2017