



3 2.5 2

Rooms:
Property Type: House (Res)
Land Size: 150 Approx. sqm approx
 Agent Comments

Indicative Selling Price
 \$1,556,666
Median House Price
 June quarter 2017: \$1,500,000

Comparable Properties



5 Pickford St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,582,500
Method: Auction Sale
Date: 25/02/2017
Rooms: 3
Property Type: House (Res)
Land Size: 214 sqm approx



47 Grosvenor St ST KILDA EAST 3183 (REI)

Agent Comments

4 2 -

Price: \$1,560,000
Method: Auction Sale
Date: 25/06/2017
Rooms: 7
Property Type: House



8 Eastbourne St WINDSOR 3181 (REI)

Agent Comments

3 2 1

Price: \$1,500,000
Method: Auction Sale
Date: 03/04/2017
Rooms: -
Property Type: House

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 19 Atkinson Close, Windsor Vic 3181

Indicative selling price

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

Single price \$1,556,666

Median sale price

Median price \$1,500,000

House X

Suburb Windsor

Period - From 01/04/2017 to 30/06/2017

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
5 Pickford St PRAHRAN 3181	\$1,582,500	25/02/2017
47 Grosvenor St ST KILDA EAST 3183	\$1,560,000	25/06/2017
8 Eastbourne St WINDSOR 3181	\$1,500,000	03/04/2017