





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

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

Comparable Properties



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



8 Eastbourne St WINDSOR 3181 (REI)



Agent Comments

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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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

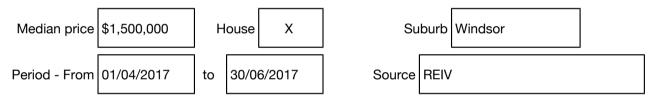
19 Atkinson Close, Windsor Vic 3181

Indicative selling price

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

Single price \$1,556,666

Median sale price



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

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propertydata

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