

SHAPE.



STATEMENT OF INFORMATION

306/270 HIGH STREET, WINDSOR, VIC 3181

PREPARED BY SHAPE PROPERTY, 19A BEATTY AVENUE ARMADALE

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



306/270 HIGH STREET, WINDSOR, VIC

1 1 1

Indicative Selling Price

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

Price Range: **\$420,000 to \$460,000**

MEDIAN SALE PRICE



WINDSOR, VIC, 3181

Suburb Median Sale Price (Unit)

\$535,000

01 April 2016 to 31 March 2017

Provided by:

COMPARABLE PROPERTIES

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.



104/27 MACQUARIE ST, PRAHRAN, VIC 3181

1 1 1

Sale Price

***\$440,000**

Sale Date: 17/06/2017

Distance from Property: 487m



69 NEWRY ST, WINDSOR, VIC 3181

1 1 1

Sale Price

***\$447,500**

Sale Date: 17/06/2017

Distance from Property: 322m



1/28 THE AVE, WINDSOR, VIC 3181

1 1 1

Sale Price

\$445,000

Sale Date: 05/03/2017

Distance from Property: 357m



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6/10 WREXHAM RD, WINDSOR, VIC 3181

 1  1  1

Sale Price

***\$452,000**

Sale Date: 11/02/2017

Distance from Property: 572m



3/21 IZETT ST, PRAHRAN, VIC 3181

 1  1  1

Sale Price

\$420,000

Sale Date: 31/01/2017

Distance from Property: 632m



411/7 KING ST, PRAHRAN, VIC 3181

 1  1  1

Sale Price

Price Withheld

Sale Date: 20/01/2017

Distance from Property: 410m



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

306/270 HIGH STREET, WINDSOR, VIC 3181

Indicative selling price

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

Price Range: \$420,000 to \$460,000

Median sale price

Median price \$535,000

House

Unit

X

Suburb

WINDSOR

Period 01 April 2016 to 31 March 2017

Source



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
104/27 MACQUARIE ST, PRAHRAN, VIC 3181	*\$440,000	17/06/2017
69 NEWRY ST, WINDSOR, VIC 3181	*\$447,500	17/06/2017
1/28 THE AVE, WINDSOR, VIC 3181	\$445,000	05/03/2017
6/10 WREXHAM RD, WINDSOR, VIC 3181	*\$452,000	11/02/2017

3/21 IZETT ST, PRAHRAN, VIC 3181	\$420,000	31/01/2017
411/7 KING ST, PRAHRAN, VIC 3181	Price Withheld	20/01/2017