

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

405/K6 HIGH STREET WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Flats

Suburb

Windsor

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

306/610 ST KILDA ROAD MELBOURNE VIC 3004	\$389,000	05-Sep-22
1005/568 ST KILDA ROAD MELBOURNE VIC 3004	\$385,000	01-Jun-22
808/594 ST KILDA ROAD MELBOURNE VIC 3004	\$385,000	22-Aug-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 November 2022



**306/610 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$389,000** Sold Date **05-Sep-22**

Distance **0.26km**



**1005/568 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$385,000** Sold Date **01-Jun-22**

Distance **0.59km**



**808/594 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price Sold Date **22-Aug-22**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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