

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

56a Hornby Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,525,000 Property Type House Suburb Windsor

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 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
1	63 The Avenue WINDSOR 3181	\$1,405,000	06/07/2024
2	43 Margaret St SOUTH YARRA 3141	\$1,521,000	29/06/2024
3	70 Hornby St WINDSOR 3181	\$1,457,000	22/06/2024

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 six months.~~

This Statement of Information was prepared on:

05/09/2024 14:29

56a Hornby Street, Windsor Vic 3181



Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2024: \$1,525,000



3 2 2

Property Type: House (Res)

Land Size: 117 sqm approx

Agent Comments

Comparable Properties



63 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

3 2 -

Price: \$1,405,000

Method: Auction Sale

Date: 06/07/2024

Property Type: House (Res)



43 Margaret St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$1,521,000

Method: Private Sale

Date: 29/06/2024

Property Type: House (Res)



70 Hornby St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,457,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 178 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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