

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

72 Victoria Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$1,199,000

Median sale price

Median price

\$1,710,500

Property Type

House

Suburb

Windsor

Period - From

01/10/2021

to

31/12/2021

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	14 Gladstone St WINDSOR 3181	\$1,250,000	14/10/2021
2	13 Bayview St PRAHRAN 3181	\$1,160,000	10/12/2021
3	41 Hornby St WINDSOR 3181	\$1,150,000	06/11/2021

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:

12/02/2022 14:49

Walter Summons

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Indicative Selling Price

\$1,199,000

Median House Price

December quarter 2021: \$1,710,500



2 1 1

Property Type: House

Land Size: 172 sqm approx

Agent Comments

Comparable Properties

14 Gladstone St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,250,000

Method: Private Sale

Date: 14/10/2021

Property Type: House (Res)

Land Size: 157 sqm approx



13 Bayview St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,160,000

Method: Private Sale

Date: 10/12/2021

Property Type: House

Land Size: 124 sqm approx



41 Hornby St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,150,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 140 sqm approx

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