

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

4 WHITE 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

\$1,050,000

&

\$1,130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

Commercial

Suburb

Windsor

Period-from

01 Oct 2023

to

30 Sep 2024

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

5 PRIMROSE STREET WINDSOR VIC 3181	\$1,100,000	30-May-24
3 PRIMROSE STREET WINDSOR VIC 3181	\$1,010,000	17-Aug-24
21 DUKE STREET WINDSOR VIC 3181	\$1,167,500	28-Jul-24

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: 15 October 2024



**5 PRIMROSE STREET WINDSOR
VIC 3181**

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Sold Price **\$1,100,000** Sold Date **30-May-24**

Distance **0.1km**



**3 PRIMROSE STREET WINDSOR
VIC 3181**

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Sold Price ^{RS} **\$1,010,000** ^{UN} Sold Date **17-Aug-24**

Distance **0.1km**



**21 DUKE STREET WINDSOR VIC
3181**

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Sold Price **\$1,167,500** Sold Date **28-Jul-24**

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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