

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

3 Thomas Street South, Windsor Vic 3181

Indicative selling price

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

Single price

\$1,385,000

Median sale price

Median price

\$1,501,000

Property Type

House

Suburb

Windsor

Period - From

01/10/2020

to

30/09/2021

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	7 Henry St WINDSOR 3181	\$1,380,000	04/12/2021
2	33 Henry St WINDSOR 3181	\$1,370,000	28/10/2021
3	8 Moore St SOUTH YARRA 3141	\$1,350,000	07/11/2021

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:

11/12/2021 16:55

3 Thomas Street South, Windsor Vic 3181

Andrew James

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Indicative Selling Price

\$1,385,000

Median House Price

Year ending September 2021: \$1,501,000



2 2 0

Property Type: House

Agent Comments

Comparable Properties



7 Henry St WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,380,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)



33 Henry St WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,370,000

Method: Auction Sale

Date: 28/10/2021

Property Type: House (Res)



8 Moore St SOUTH YARRA 3141 (VG)

Agent Comments

4 - -

Price: \$1,350,000

Method: Sale

Date: 07/11/2021

Property Type: House (Res)

Land Size: 155 sqm approx

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