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

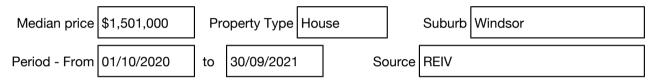
3 Thomas Street South, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$1,385,000

Median sale price



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





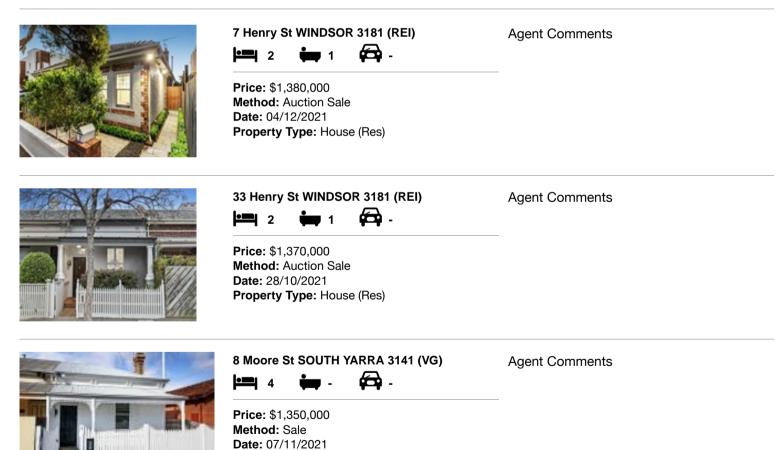


Property Type: House Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$1,385,000 Median House Price Year ending September 2021: \$1,501,000

Comparable Properties





Property Type: House (Res) Land Size: 155 sqm approx





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