

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

2 Erica Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,292,500

Property Type House

Suburb Windsor

Period - From 01/04/2023

to

30/06/2023

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 Fulton St ARMADALE 3143	\$1,310,000	27/05/2023
2	19a Lewisham Rd WINDSOR 3181	\$1,295,000	03/06/2023
3	15 Harvey St PRAHRAN 3181	\$1,200,000	01/07/2023

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:

17/08/2023 16:54

2 Erica Street, Windsor Vic 3181



Walter Summons

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2023: \$1,292,500



2 1 1

Property Type: House

Land Size: 181 sqm approx

Agent Comments

Comparable Properties



14 Fulton St ARMADALE 3143 (REI)

Agent Comments

2 1 2

Price: \$1,310,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

19a Lewisham Rd WINDSOR 3181 (REI)

Agent Comments

3 1 1

Price: \$1,295,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)



15 Harvey St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,200,000

Method: Sold Before Auction

Date: 01/07/2023

Property Type: House (Res)

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



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