Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Somerset Place, Windsor Vic 3181

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|---------------|-----|-----------------|--------|--------|---------|--|--|
| Single price | e \$1,450,000 | | | | | | | |
| Median sale price | | | | | | | | |
| Median price | \$1,400,000 | Pro | operty Type Hou | ISE | Suburb | Windsor | | |
| Period - From | 01/07/2024 | to | 30/09/2024 | 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 sixmonths 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 | | |
| 2 | | |
| 3 | | |

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:

11/11/2024 13:29









Property Type: House Land Size: 228 sqm approx Agent Comments Richard Nowak 03 9825 7121 0418 383 774 rnowak@rtedgar.com.au

Indicative Selling Price \$1,450,000 Median House Price September quarter 2024: \$1,400,000

Comparable Properties

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.

Account - RT Edgar | P: 03 9826 1000



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