

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 17 Somerset Place, Windsor 3181

Indicative selling price

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

Single price \$ or range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,953,000 Property type House Suburb Windsor

Period - From 1/1/2021 to 31/3/2021 Source R.E.I.V

Comparable property sales

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
56 McIlwrick Street, Windsor 3181	\$1,805,000	20/2/2021
12 The Avenue, Windsor 3181	\$1,890,000	20/3/2021
58 Andrew Street, Windsor 3181	\$2,005,000	22/3/2021

This Statement of Information was prepared on: 20/6/2021