

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

22 Thomas Street South, Windsor Vic 3181

Indicative selling price

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

Range between \$1,000,000

&

\$1,090,000

Median sale price

Median price \$1,825,000

Property Type House

Suburb Windsor

Period - From 01/01/2022

to

31/03/2022

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	32 Earl St WINDSOR 3181	\$1,015,000	13/04/2022
2	25 Peel St WINDSOR 3181	\$1,030,000	11/03/2022
3	42 Pridham St PRAHRAN 3181	\$1,250,000	16/02/2022

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:

20/04/2022 13:48

Lauchlan Waterfield

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Indicative Selling Price

\$1,000,000 - \$1,090,000

Median House Price

March quarter 2022: \$1,825,000



Property Type: House

Agent Comments

Comparable Properties



32 Earl St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,015,000

Method: Private Sale

Date: 13/04/2022

Property Type: House



25 Peel St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 11/03/2022

Property Type: House



42 Pridham St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 16/02/2022

Property Type: House (Res)

Land Size: 102 sqm approx

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