

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

29 Duke Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$1,670,000

Median sale price

Median price

\$1,575,000

Property Type

House

Suburb

Windsor

Period - From

01/10/2019

to

30/09/2020

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	47 Highbury Gr PRAHRAN 3181	\$1,650,000	29/04/2020
2	8 Trinian St PRAHRAN 3181	\$1,725,000	13/05/2020
3	117 Charles St PRAHRAN 3181	\$1,738,888	08/07/2020

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:

09/11/2020 17:21

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,670,000

Median House Price

Year ending September 2020: \$1,575,000



3 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



47 Highbury Gr PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 1

Price: \$1,650,000

Method: Private Sale

Date: 29/04/2020

Property Type: House

Land Size: 298 sqm approx



8 Trinian St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,725,000

Method: Private Sale

Date: 13/05/2020

Property Type: House

Land Size: 248 sqm approx



117 Charles St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 1

Price: \$1,738,888

Method: Sold Before Auction

Date: 08/07/2020

Property Type: House (Res)

Land Size: 223 sqm approx