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 29 Duke Street, Windsor Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	ı/underquo	ting			
Single pric	e \$1,670,000	\$1,670,000							
Median sale p	rice								
Median price	\$1,575,000	Pro	operty Type	Type House			Suburb	Windsor	
Period - From	01/10/2019	to	30/09/2020)	Sc	ource	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.

Ad	dress 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









Property Type: House (Res) Agent Comments 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

Comparable Properties



47 Highbury Gr PRAHRAN 3181 (REI/VG)



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)

2

2

Agent Comments

Agent Comments



Price: \$1,725,000 Method: Private Sale Date: 13/05/2020 Property Type: House Land Size: 248 sqm approx

3



117 Charles St PRAHRAN 3181 (REI/VG)



Price: \$1,738,888 Method: Sold Before Auction Date: 08/07/2020

Property Type: House (Res) Land Size: 223 sqm approx Agent Comments

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.