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 202/2a Henry Street, Windsor Vic 3181

Indicative selling price

For the meaning o	f this price see co	nsumer.vic.gov.au/underquoting
]		

Single price \$419,000

Median sale price

Median price	\$549,000	Pro	perty Type Un	it		Suburb	Windsor
Period - From	01/01/2024	to	31/12/2024	So	urce	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.

Add	lress of comparable property	Price	Date of sale
1	306/8 James St WINDSOR 3181	\$425,000	20/12/2024
2	13/9 The Avenue WINDSOR 3181	\$430,000	08/10/2024
3	101/25 Gertrude St WINDSOR 3181	\$430,000	20/12/2024

OR

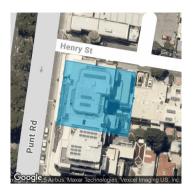
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/01/2025 17:46







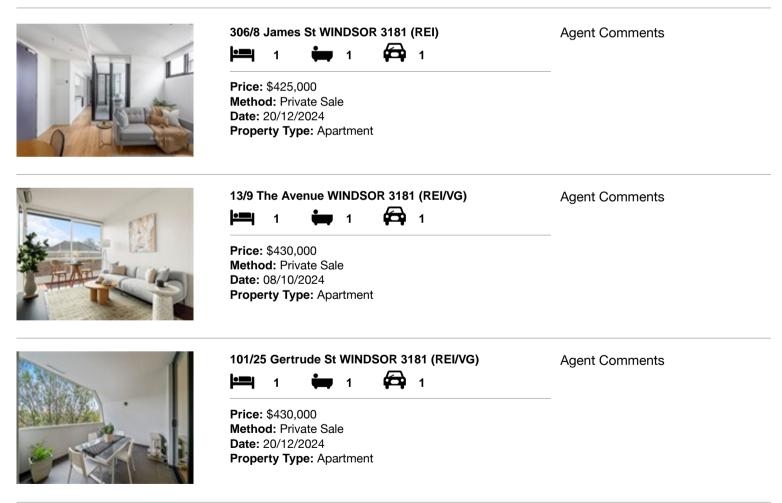


Property Type: Apartment Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$419,000 Median Unit Price Year ending December 2024: \$549,000

Comparable Properties



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



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