

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 21 Duke Street, Windsor Vic 3181

Indicative selling price

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

Single price \$1,175,000

Median sale price

Median price \$1,530,000

Property type House

Suburb Windsor

Period - From 01/01/2020

to

31/03/2020

Source REIV

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
22 Balmoral Street, South Yarra	\$1,200,000	08/04/2020
58 Victoria Street, Windsor	\$1,220,000	29/02/2020
86 York Street, Prahran	\$1,220,000	28/03/2020

This Statement of Information was prepared on: 11 May 2020