

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

27 Duke Street, Windsor Vic 3181

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,710,500

Property Type

House

Suburb

Windsor

Period - From

01/07/2021

to

30/06/2022

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	14 Leila St PRAHRAN 3181	\$1,400,000	09/07/2022
2	47a Henry St WINDSOR 3181	\$1,301,000	04/06/2022
3	3 Hyland St SOUTH YARRA 3141	\$1,170,000	05/04/2022

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:

04/08/2022 11:35

Walter Summons

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending June 2022: \$1,710,500



2 1 ROW at rear

Property Type: House (Previously Occupied - Detached)

Land Size: 140sqm approx. sqm approx

Agent Comments

Comparable Properties



14 Leila St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,400,000

Method: Auction Sale

Date: 09/07/2022

Property Type: House (Res)



47a Henry St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$1,301,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 178 sqm approx



3 Hyland St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 -

Price: \$1,170,000

Method: Private Sale

Date: 05/04/2022

Property Type: House

Land Size: 107 sqm approx

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