

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

9 Andrew Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$1,735,000

Median sale price

Median price

\$1,825,000

Property Type

House

Suburb

Windsor

Period - From

01/01/2022

to

31/03/2022

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	281 Canterbury Rd ST KILDA WEST 3182	\$1,800,000	23/03/2022
2	15 Erica St WINDSOR 3181	\$1,732,500	02/04/2022
3	2d Alfred St PRAHRAN 3181	\$1,670,000	19/02/2022

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:

30/04/2022 16:05

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Indicative Selling Price

\$1,735,000

Median House Price

March quarter 2022: \$1,825,000



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Property Type: House

Agent Comments

Comparable Properties



281 Canterbury Rd ST KILDA WEST 3182 (REI) Agent Comments

3 2 2

Price: \$1,800,000

Method: Private Sale

Date: 23/03/2022

Property Type: House



15 Erica St WINDSOR 3181 (REI)

Agent Comments

3 2 2

Price: \$1,732,500

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)



2d Alfred St PRAHRAN 3181 (REI)

Agent Comments

3 2 2

Price: \$1,670,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Apartment

Land Size: 160 sqm approx

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