

## 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

13 Duke Street, Windsor Vic 3181

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

#### Median sale price

Median price \$1,400,000 House X Unit Suburb Windsor

Period - From 01/10/2018 to 31/12/2018 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	52 Earl St WINDSOR 3181	\$1,100,000	12/10/2018
2	1a Gladstone St WINDSOR 3181	\$995,000	29/10/2018
3	49 Eastbourne St WINDSOR 3181	\$950,000	14/11/2018

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.



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**Rooms:**

**Property Type:** House (Res)

**Land Size:** 153 sqm approx

Agent Comments

## Comparable Properties



**52 Earl St WINDSOR 3181 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 12/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 173 sqm approx



**1a Gladstone St WINDSOR 3181 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$995,000

**Method:** Private Sale

**Date:** 29/10/2018

**Rooms:** -

**Property Type:** House



**49 Eastbourne St WINDSOR 3181 (VG)**

Agent Comments

2 - -

**Price:** \$950,000

**Method:** Sale

**Date:** 14/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 156 sqm approx