hockingstuart

Statement of Information

Walter Summons 03 9509 0411 0438 576 233 wsummons@hockingstuart.com.au

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

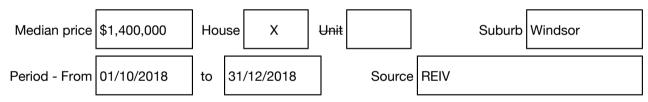
ess 13 Duke Street, Windsor Vic 3181 nd de

Indicative selling price

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

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

Median sale price



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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propertydata

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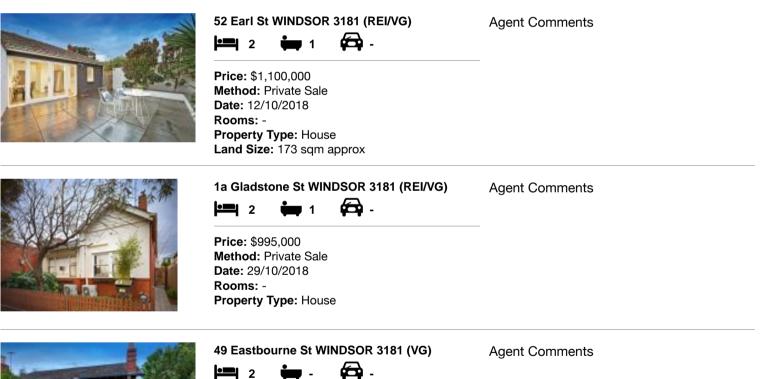




Rooms: Property Type: House (Res) Land Size: 153 sqm approx Agent Comments Walter Summons 03 9509 0411 0438 576 233 wsummons@hockingstuart.com.au

> Indicative Selling Price \$950,000 - \$1,045,000 Median House Price December quarter 2018: \$1,400,000

Comparable Properties





Price: \$950,000

Method: Sale Date: 14/11/2018 Rooms: -Property Type: House (Res) Land Size: 156 sqm approx

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