# 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	12 Mcilwrick Street, Windsor Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,700,000	&	\$1,840,000
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### Median sale price

Median price	\$1,375,000	Pro	perty Type	House		Suburb	Windsor
Period - From	01/10/2018	to	30/09/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	76 Union St WINDSOR 3181	\$1,831,000	12/10/2019
2	5a Normanby St WINDSOR 3181	\$1,800,000	17/08/2019
3	13 Hardy St SOUTH YARRA 3141	\$1,705,000	29/06/2019

#### 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.

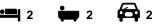
This Statement of Information was prepared on:	30/10/2019 14:47





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**Property Type:** House Agent Comments

Indicative Selling Price \$1,700,000 - \$1,840,000 Median House Price Year ending September 2019: \$1,375,000

# Comparable Properties



76 Union St WINDSOR 3181 (REI)

**1** 3 **1** 2

**Price:** \$1,831,000 **Method:** Auction Sale **Date:** 12/10/2019

Property Type: House (Res)

Agent Comments



5a Normanby St WINDSOR 3181 (REI)

Price: \$1,800,000 Method: Auction Sale Date: 17/08/2019

Property Type: House (Res)

**Agent Comments** 



13 Hardy St SOUTH YARRA 3141 (REI/VG)

**1** 3 **1** 4

**Price:** \$1,705,000 **Method:** Auction Sale **Date:** 29/06/2019

**Property Type:** House (Res) **Land Size:** 239 sqm approx

**Agent Comments** 

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