

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

11/16 Normanby Street, Windsor Vic 3181

Indicative selling price

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

Single price \$335,000

Median sale price

Median price \$565,500

Property Type Unit

Suburb Windsor

Period - From 01/04/2023

to 31/03/2024

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	27/61 Kooyong Rd ARMADALE 3143	\$340,000	29/02/2024
2	8/7 Cardigan St ST KILDA EAST 3183	\$336,000	05/04/2024
3	8/36 Cromwell Rd SOUTH YARRA 3141	\$335,000	19/03/2024

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:

09/05/2024 15:58

11/16 Normanby Street, Windsor Vic 3181

belle
PROPERTY

Andrew James
03 9509 0411
0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$335,000

Median Unit Price

Year ending March 2024: \$565,500



 1  1  0

Property Type: Apartment

Agent Comments

Comparable Properties



27/61 Kooyong Rd ARMADALE 3143 (REI/VG) Agent Comments

 1  1  -

Price: \$340,000

Method: Private Sale

Date: 29/02/2024

Property Type: Apartment

Land Size: 3193 sqm approx



8/7 Cardigan St ST KILDA EAST 3183 (REI) Agent Comments

 1  1  1

Price: \$336,000

Method: Private Sale

Date: 05/04/2024

Property Type: Apartment



8/36 Cromwell Rd SOUTH YARRA 3141 (REI) Agent Comments

 1  1  -

Price: \$335,000

Method: Private Sale

Date: 19/03/2024

Property Type: Apartment

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



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