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

12 Latrobe Street, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,425,000		&		\$1,495,000				
Median sale price									
Median price	\$1,825,000	Property Type Hou		Hou	ISE		Suburb	Windsor	
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	39 Hornby St WINDSOR 3181	\$1,540,000	25/05/2022
2	1a Stewart St WINDSOR 3181	\$1,500,000	17/05/2022
3	11 Mell St TOORAK 3142	\$1,456,000	28/05/2022

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:

06/07/2022 13:44









Property Type: House (Res) Agent Comments Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$1,425,000 - \$1,495,000 Median House Price March quarter 2022: \$1,825,000

Comparable Properties

39 Hornby St WINDSOR 3181 (REI/VG) 2 1 2 Price: \$1,540,000 Method: Auction Sale Date: 25/05/2022 Property Type: House (Res) Land Size: 140 sqm approx	Agent Comments
1a Stewart St WINDSOR 3181 (REI) 1 <td>Agent Comments</td>	Agent Comments
11 Mell St TOORAK 3142 (REI) 2 1 - Price: \$1,456,000 Method: Auction Sale Date: 28/05/2022 Property Type: House (Res)	Agent Comments

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





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