

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

22 Gertrude Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$3,750,000

Median sale price

Median price

\$1,493,500

Property Type

House

Suburb

Windsor

Period - From

01/07/2019

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.

	Address of comparable property	Price	Date of sale
1	17 Seymour Av, Armadale, Vic 3143, Australia	\$3,570,000	23/11/2019
2	32 Chatsworth Rd PRAHRAN 3181	\$3,310,000	07/12/2019
3	29 Woodfull St PRAHRAN 3181	\$3,250,000	29/10/2019

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:

20/01/2020 10:31



4 3 2

Property Type: House (Res)
Land Size: 490 sqm approx
Agent Comments

Indicative Selling Price
\$3,750,000

Median House Price
September quarter 2019: \$1,493,500

Comparable Properties

17 Seymour Av, Armadale, Vic 3143, Australia (REI) **Agent Comments**

4 2 2

Price: \$3,570,000
Method:
Date: 23/11/2019
Property Type: House



32 Chatsworth Rd PRAHRAN 3181 (REI) **Agent Comments**

4 2 3

Price: \$3,310,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)



29 Woodfull St PRAHRAN 3181 (REI) **Agent Comments**

3 2 1

Price: \$3,250,000
Method: Private Sale
Date: 29/10/2019
Rooms: 6
Property Type: House