

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

7 Mary Street, Windsor Vic 3181

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$1,438,500

House

X

Unit

Suburb Windsor

Period - From 01/01/2019

to 31/03/2019

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 | 49 Eastbourne St WINDSOR 3181 | \$950,000 | 14/11/2018 |
| 2 | 10 Latrobe St.E WINDSOR 3181 | \$942,500 | 23/03/2019 |
| 3 | 37 Hornby St WINDSOR 3181 | \$890,000 | 05/04/2019 |

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.



2 1

Rooms:

Property Type: House (Res)

Land Size: 98 sqm approx

Agent Comments

Comparable Properties



49 Eastbourne St WINDSOR 3181 (VG)

Agent Comments

2 - -

Price: \$950,000

Method: Sale

Date: 14/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 156 sqm approx



10 Latrobe St.E WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$942,500

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: House (Res)



37 Hornby St WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$890,000

Method: Sold Before Auction

Date: 05/04/2019

Rooms: 3

Property Type: House (Res)