

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

101/25 GERTRUDE STREET WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Windsor

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

12/4 THE AVENUE WINDSOR VIC 3181	\$420,000	12-Dec-24
507/242 HIGH STREET WINDSOR VIC 3181	\$444,000	01-Aug-24
205/8 BANGS STREET PRAHRAN VIC 3181	\$420,000	10-Jul-24

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 6 months.

This Statement of Information was prepared on: 20 December 2024

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12/4 THE AVENUE WINDSOR VIC 3181

Sold Price

^{RS} **\$420,000**

Sold Date

12-Dec-24

1 1 1

Distance

0.26km



507/242 HIGH STREET WINDSOR VIC 3181

Sold Price

\$444,000

Sold Date

01-Aug-24

1 1 1

Distance

0.34km



205/8 BANGS STREET PRAHRAN VIC 3181

Sold Price

\$420,000

Sold Date

10-Jul-24

1 1 1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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