

# 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 Upton Road, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,360,000

&

\$1,495,000

### Median sale price

Median price \$1,953,000

Property Type House

Suburb Windsor

Period - From 01/01/2021

to 31/03/2021

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	26 Alfred St PRAHRAN 3181	\$1,640,000	13/03/2021
2	6 Havelock St ST KILDA 3182	\$1,410,500	02/03/2021
3	34 James St WINDSOR 3181	\$1,380,000	12/11/2020

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:

11/05/2021 16:17

12 Upton Road, Windsor Vic 3181



Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

**Indicative Selling Price**

\$1,360,000 - \$1,495,000

**Median House Price**

March quarter 2021: \$1,953,000



3 1 0

**Property Type:**

Agent Comments

## Comparable Properties



**26 Alfred St PRAHRAN 3181 (REI)**

Agent Comments

3 1 1

**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 13/03/2021

**Property Type:** House (Res)



**6 Havelock St ST KILDA 3182 (VG)**

Agent Comments

2 - -

**Price:** \$1,410,500

**Method:** Sale

**Date:** 02/03/2021

**Property Type:** House - Attached House N.E.C.

**Land Size:** 216 sqm approx



**34 James St WINDSOR 3181 (VG)**

Agent Comments

3 - -

**Price:** \$1,380,000

**Method:** Sale

**Date:** 12/11/2020

**Property Type:** House (Res)

**Land Size:** 148 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.