

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

9 Somerset Place, Windsor Vic 3181

Indicative selling price

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

Range between \$1,175,000

&

\$1,280,000

Median sale price

Median price \$1,455,000

Property Type House

Suburb Windsor

Period - From 01/07/2020

to 30/06/2021

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	63 Peel St WINDSOR 3181	\$1,297,500	15/05/2021
2	35 Fawkner St ST KILDA 3182	\$1,281,000	05/06/2021
3	5 King St ST KILDA EAST 3183	\$1,225,000	15/07/2021

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:

17/09/2021 13:29

9 Somerset Place, Windsor Vic 3181



Tom McCarthy
0418 326 897
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Property Type: House
Agent Comments

Indicative Selling Price
\$1,175,000 - \$1,280,000
Median House Price
Year ending June 2021: \$1,455,000

Comparable Properties



63 Peel St WINDSOR 3181 (REI/VG)

Agent Comments

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Price: \$1,297,500
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 139 sqm approx



35 Fawkner St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$1,281,000
Method: Auction Sale
Date: 05/06/2021
Property Type: House (Res)
Land Size: 144 sqm approx



5 King St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$1,225,000
Method: Private Sale
Date: 15/07/2021
Property Type: House

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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