## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 9 Somerset Place, Windsor Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,175,000		&		\$1,280,000			
Median sale p	rice							
Median price	\$1,455,000	Pro	operty Type	Hou	se		Suburb	Windsor
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ade	dress 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



# WE DELIVER ... Biggin Scott

Tom McCarthy 0418 326 897 tmccarthy@bigginscott.com.au

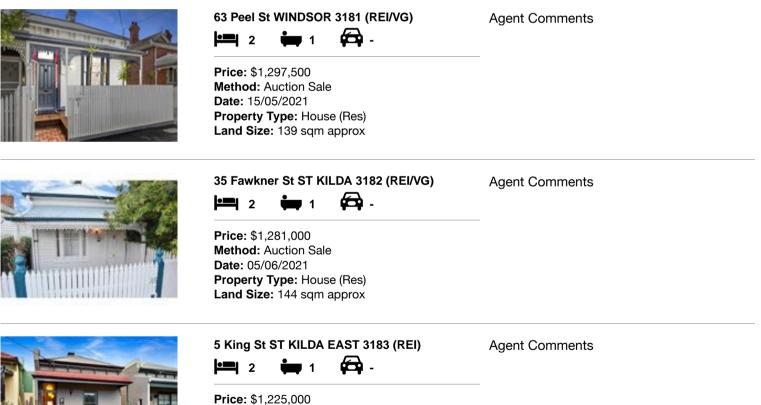




Property Type: House Agent Comments

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

# **Comparable Properties**





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

Property Type: House

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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.