

# 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

4 David Lane, 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 \$1,700,000

&

\$1,870,000

### Median sale price

Median price \$1,650,000

Property Type House

Suburb Windsor

Period - From 01/01/2021

to 31/12/2021

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	57 Peel St WINDSOR 3181	\$2,065,000	04/12/2021
2	127 Bendigo St PRAHRAN 3181	\$2,015,000	26/02/2022
3			

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:

17/03/2022 16:05



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**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,870,000

**Median House Price**

Year ending December 2021: \$1,650,000

## Comparable Properties



**57 Peel St WINDSOR 3181 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$2,065,000

**Method:** Auction Sale

**Date:** 04/12/2021

**Property Type:** House

**Land Size:** 223 sqm approx



**127 Bendigo St PRAHRAN 3181 (REI)**

Agent Comments

3 2 1

**Price:** \$2,015,000

**Method:** Auction Sale

**Date:** 26/02/2022

**Property Type:** House (Res)

**Land Size:** 150 sqm approx

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.