

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 Newry Street, Windsor Vic 3181

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,152,000

Property Type

House

Suburb

Windsor

Period - From

01/04/2019

to

30/06/2019

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	20 Wrights Tce PRAHRAN 3181	\$1,574,000	14/06/2019
2	4 St John St WINDSOR 3181	\$1,522,500	02/05/2019
3	7 Larnook St PRAHRAN 3181	\$1,476,000	16/03/2019

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:

16/09/2019 10:28



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Property Type: House (Res)

Land Size: 173 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2019: \$1,152,000

Comparable Properties



20 Wrights Tce PRAHRAN 3181 (REI)

Agent Comments

3 1 1

Price: \$1,574,000

Method: Private Sale

Date: 14/06/2019

Property Type: House



4 St John St WINDSOR 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,522,500

Method: Private Sale

Date: 02/05/2019

Rooms: 5

Property Type: House

Land Size: 259 sqm approx



7 Larnook St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,476,000

Method: Auction Sale

Date: 16/03/2019

Property Type: House (Res)

Land Size: 175 sqm approx