

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

3a Duke Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,180,500

Property Type Townhouse

Suburb Windsor

Period - From 18/08/2021

to

17/08/2022

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	2/50 Arthur St SOUTH YARRA 3141	\$1,675,000	02/03/2022
2	21b Barry St SOUTH YARRA 3141	\$1,607,500	25/04/2022
3	1/47 Lansdowne Rd ST KILDA EAST 3183	\$1,600,000	25/06/2022

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:

18/08/2022 15:18



3 3 2

Property Type: House (Res)

Agent Comments

Comparable Properties



2/50 Arthur St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,675,000

Method: Sold Before Auction

Date: 02/03/2022

Property Type: Townhouse (Res)

21b Barry St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,607,500

Method: Private Sale

Date: 25/04/2022

Property Type: Townhouse (Res)

Land Size: 152 sqm approx



1/47 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

3 3 2

Price: \$1,600,000

Method: Auction Sale

Date: 25/06/2022

Property Type: Townhouse (Res)