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 betweer	\$1,500,000		&		\$1,600,000				
Median sale p	rice								
Median price	\$1,180,500	Pro	operty Type	Том	/nhouse		Suburb	Windsor	
Period - From	18/08/2021	to	17/08/2022		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.

Ad	dress 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.

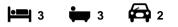
This Statement of Information was prepared on:

18/08/2022 15:18



BigginScott





Property Type: House (Res) Agent Comments James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median Townhouse Price 18/08/2021 - 17/08/2022: \$1,180,500

Comparable Properties



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



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



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



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





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