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

3/18 Normanby Street, Windsor Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$300,000		&		\$330,000			
Median sale pr	rice							
Median price	\$565,500	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/04/2023	to	31/03/2024		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	4/112 Punt Rd WINDSOR 3181	\$330,000	13/05/2024
2	11/16 Normanby St WINDSOR 3181	\$317,000	21/05/2024
3	1/26 Lewisham Rd WINDSOR 3181	\$300,000	28/03/2024

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:

15/06/2024 10:14

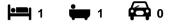


3/18 Normanby Street, Windsor Vic 3181



Alex Noutsos 0419 203 684 alex.noutsos@belleproperty.com





Property Type: Apartment Agent Comments

Indicative Selling Price \$300,000 - \$330,000 Median Unit Price Year ending March 2024: \$565,500

Comparable Properties



4/112 Punt Rd WINDSOR 3181 (REI)



Price: \$330,000 Method: Private Sale Date: 13/05/2024 Property Type: Unit Agent Comments

11/16 Normanby St WINDSOR 3181 (REI)

Agent Comments





Price: \$317,000 Method: Private Sale Date: 21/05/2024 Property Type: Apartment

1/26 Lewisham Rd WINDSOR 3181 (VG)



Agent Comments

Price: \$300,000 Method: Sale Date: 28/03/2024 Property Type: Strata Unit/Flat

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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