

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

41 McIlwrick Street, Windsor Vic 3181

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,502,500 Property Type House Suburb Windsor

Period - From 01/07/2023 to 30/09/2023 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	70 Albion St SOUTH YARRA 3141	\$2,770,000	28/10/2023
2	16 Newry St WINDSOR 3181	\$2,750,000	21/10/2023
3	13 Alexandra St SOUTH YARRA 3141	\$2,650,000	25/10/2023

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:

10/11/2023 09:56

41 Mcilwrick Street, Windsor Vic 3181



Walter Summons

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

September quarter 2023: \$1,502,500



5 3 0

Property Type: House

Agent Comments

Comparable Properties



70 Albion St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$2,770,000

Method: Private Sale

Date: 28/10/2023

Property Type: House

Land Size: 232 sqm approx



16 Newry St WINDSOR 3181 (REI)

Agent Comments

4 1 2

Price: \$2,750,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 728 sqm approx



13 Alexandra St SOUTH YARRA 3141 (REI)

Agent Comments

3 1 -

Price: \$2,650,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: House (Res)

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



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