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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,400,000		&		\$2,600,000			
Median sale p	rice							
Median price	\$1,502,500	Pro	operty Type	Hou	se		Suburb	Windsor
Period - From	01/07/2023	to	30/09/2023		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.

Ado	dress 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.

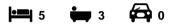
This Statement of Information was prepared on:

10/11/2023 09:56









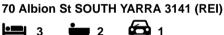
Property Type: House Agent Comments

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

Indicative Selling Price \$2,400,000 - \$2,600,000 **Median House Price** September quarter 2023: \$1,502,500

Comparable Properties





1

Agent Comments

Agent Comments



Price: \$2,750,000 Method: Auction Sale Date: 21/10/2023 Property Type: House (Res) Land Size: 728 sqm approx

16 Newry St WINDSOR 3181 (REI)

2

Price: \$2,770,000 Method: Private Sale Date: 28/10/2023 Property Type: House Land Size: 232 sqm approx

4



13 Alexandra St SOUTH YARRA 3141 (REI)



Agent Comments

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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