

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

38 Henry Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,480,000

&

\$1,550,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Windsor

Period - From 01/07/2022

to

30/06/2023

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	4 Latrobe St WINDSOR 3181	\$1,595,000	24/06/2023
2	3 Phoenix St SOUTH YARRA 3141	\$1,550,000	06/07/2023
3	33 Duke St ST KILDA 3182	\$1,455,000	29/07/2023

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:

16/08/2023 10:53

Michael Derham

0425 790 233

michaeld@whitefoxrealestate.com.au

**Property Type:** House**Agent Comments**

Entirely reimagined for the ultimate inner-Melbourne lifestyle, this single-front tuck-pointed Victorian is nothing short of spectacular. Elevated from the street and enjoying an absolutely breathtaking renovation that maximises scale through natural light and intelligent design.

Indicative Selling Price

\$1,480,000 - \$1,550,000

Median House Price

Year ending June 2023: \$1,500,000

Comparable Properties

**4 Latrobe St WINDSOR 3181 (REI)****Agent Comments****Price:** \$1,595,000**Method:** Private Sale**Date:** 24/06/2023**Property Type:** House (Res)**3 Phoenix St SOUTH YARRA 3141 (REI)****Agent Comments****Price:** \$1,550,000**Method:** Private Sale**Date:** 06/07/2023**Property Type:** House**33 Duke St ST KILDA 3182 (REI)****Agent Comments****Price:** \$1,455,000**Method:** Auction Sale**Date:** 29/07/2023**Property Type:** House (Res)**Land Size:** 252 sqm approx**Account - Whitefox Real Estate** | P: 96459699