

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 Mary Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,575,000

&

\$1,730,000

Median sale price

Median price \$1,953,000

Property Type House

Suburb Windsor

Period - From 01/01/2021

to 31/03/2021

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 | 10 Woodfull St PRAHRAN 3181 | \$1,700,000 | 22/03/2021 |
| 2 | 5 Newry St WINDSOR 3181 | \$1,501,000 | 14/03/2021 |
| 3 | | | |

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:

19/05/2021 10:16

3 Mary Street, Windsor Vic 3181

Andrew James

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Indicative Selling Price

\$1,575,000 - \$1,730,000

Median House Price

March quarter 2021: \$1,953,000



3 2 0

Property Type: House

Agent Comments

Comparable Properties



10 Woodfull St PRAHRAN 3181 (REI)

Agent Comments

3 1 -

Price: \$1,700,000

Method: Sold Before Auction

Date: 22/03/2021

Property Type: House (Res)

Land Size: 110 sqm approx



5 Newry St WINDSOR 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,501,000

Method: Sold Before Auction

Date: 14/03/2021

Property Type: House (Res)

Land Size: 150 sqm approx

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.

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