## 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

48 Andrew Street, Windsor Vic 3181

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ting |        |         |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|---------|
| Range betweer   | \$1,550,000       |      | &            |      | \$1,650,000 |      |        |         |
| Median sale p   | rice              |      |              |      |             |      |        |         |
| Median price    | \$1,500,000       | Pro  | operty Type  | Hou  | se          |      | Suburb | Windsor |
| Period - From   | 01/10/2023        | to   | 31/12/2023   |      | 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.

| Add | dress of comparable property  | Price       | Date of sale |
|-----|-------------------------------|-------------|--------------|
| 1   | 18 Medley PI SOUTH YARRA 3141 | \$1,720,000 | 02/03/2024   |
| 2   | 2 Fern Av WINDSOR 3181        | \$1,625,000 | 02/03/2024   |
| 3   | 20 Lambeth PI ST KILDA 3182   | \$1,560,000 | 14/03/2024   |

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.

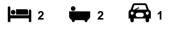
This Statement of Information was prepared on:

21/03/2024 08:28









**Property Type:** House Land Size: 242 sqm approx Agent Comments Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price December quarter 2023: \$1,500,000

# **Comparable Properties**



18 Medley PI SOUTH YARRA 3141 (REI)



Price: \$1,720,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res)

2 Fern Av WINDSOR 3181 (REI)

Agent Comments

Agent Comments



Price: \$1,625,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res)

2

Property Type: House (Res) Land Size: 226 sqm approx

**6** -



20 Lambeth PI ST KILDA 3182 (REI)



Price: \$1,560,000 Method: Auction Sale Date: 14/03/2024 Property Type: House (Res) Land Size: 272 sqm approx Agent Comments

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





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