

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 consumer.vic.gov.au/underquoting

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Windsor

Period - From

01/10/2023

to

31/12/2023

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	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

48 Andrew Street, Windsor Vic 3181



Walter Summons

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

December quarter 2023: \$1,500,000



2 2 1

Property Type: House

Land Size: 242 sqm approx

Agent Comments

Comparable Properties



18 Medley PI SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$1,720,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)



2 Fern Av WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,625,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 226 sqm approx



20 Lambeth PI ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$1,560,000

Method: Auction Sale

Date: 14/03/2024

Property Type: House (Res)

Land Size: 272 sqm approx

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



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