## 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.

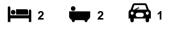
This Statement of Information was prepared on:

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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