

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

51 Duke Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,710,500

Property Type House

Suburb Windsor

Period - From 01/07/2021

to

30/06/2022

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	23 Bath St ST KILDA 3182	\$1,050,000	10/08/2022
2	18 Bowen St PRAHRAN 3181	\$1,087,000	31/07/2022
3	27 Duke St WINDSOR 3181	\$1,220,000	27/08/2022

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:

07/10/2022 17:19



Property Type: House

Agent Comments

Comparable Properties



23 Bath St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 10/08/2022

Property Type: House

Land Size: 126 sqm approx



18 Bowen St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,087,000

Method: Private Sale

Date: 31/07/2022

Property Type: House

Land Size: 113 sqm approx



27 Duke St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,220,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 142 sqm approx