

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

32 Earl Street, Windsor Vic 3181

Indicative selling price

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

Range between \$975,000

&

\$1,050,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Windsor

Period - From 01/01/2021

to

31/12/2021

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	25 Peel St WINDSOR 3181	\$1,030,000	11/03/2022
2	80a Peel St WINDSOR 3181	\$980,000	21/10/2021
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:

29/03/2022 09:58



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price

\$975,000 - \$1,050,000

Median House Price

Year ending December 2021: \$1,650,000

Comparable Properties



25 Peel St WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,030,000

Method: Private Sale

Date: 11/03/2022

Property Type: House



80a Peel St WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$980,000

Method: Private Sale

Date: 21/10/2021

Property Type: House

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