

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 35 Newry Street, Windsor Vic 3181

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$1,410,000

Property type House

Suburb Windsor

Period - From 01/07/2021

to

30/09/2021

Source REIV

Comparable property sales

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
12 Bayview Street, Prahran	\$1,900,000	22/09/2021
48 Wrights Terrace, Prahran	\$1,830,000	15/05/2021
3 Nathan Place, Windsor	\$1,800,000	08/05/2021

This Statement of Information was prepared on: 30 October 2021