

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

44 Union Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$1,635,000

Median sale price

Median price

\$1,710,500

Property Type

House

Suburb

Windsor

Period - From

01/10/2021

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	1/22 Tennyson St ST KILDA 3182	\$1,672,500	08/10/2021
2	235 Williams Rd SOUTH YARRA 3141	\$1,665,000	19/08/2021
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:

19/02/2022 11:41

44 Union Street, Windsor Vic 3181

Andrew James

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Indicative Selling Price

\$1,635,000

Median House Price

December quarter 2021: \$1,710,500



 3  2  1

Property Type: House

Agent Comments

Comparable Properties



1/22 Tennyson St ST KILDA 3182 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,672,500

Method: Sold Before Auction

Date: 08/10/2021

Property Type: Townhouse (Single)



235 Williams Rd SOUTH YARRA 3141 (REI/VG) **Agent Comments**

 3  1  -

Price: \$1,665,000

Method: Sold Before Auction

Date: 19/08/2021

Property Type: House (Res)

Land Size: 127 sqm approx

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.

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