Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 44 Union Street, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.

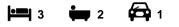
This Statement of Information was prepared on:

19/02/2022 11:41









Property Type: House Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$1,635,000 Median House Price December quarter 2021: \$1,710,500

Comparable Properties



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



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

Agent Comments



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.

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525

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