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	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,400,000	Pro	perty Type	House		Suburb	Windsor
Period - From	01/04/2021	to	30/06/2021		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

Address of comparable property		Price	Date of sale
1	8 Gladstone St WINDSOR 3181	\$1,357,000	26/06/2021
2	72 Henry St WINDSOR 3181	\$1,355,000	24/04/2021
3	63 Peel St WINDSOR 3181	\$1,297,500	15/05/2021

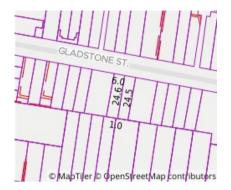
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/09/2021 19:14









Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** June quarter 2021: \$1,400,000

Comparable Properties



8 Gladstone St WINDSOR 3181 (REI/VG)

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Price: \$1,357,000 Method: Auction Sale Date: 26/06/2021

Property Type: House (Res) Land Size: 160 sqm approx

Agent Comments



72 Henry St WINDSOR 3181 (REI/VG)

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Price: \$1,355,000 Method: Private Sale Date: 24/04/2021 Property Type: House Land Size: 175 sqm approx Agent Comments



63 Peel St WINDSOR 3181 (REI/VG)





Price: \$1,297,500 Method: Auction Sale Date: 15/05/2021

Property Type: House (Res) Land Size: 139 sqm approx Agent Comments

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