

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

14 Gladstone Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,400,000

Property 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	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 comparable properties 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



Property Type:
Agent Comments

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)

Agent Comments



Price: \$1,357,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 160 sqm approx



72 Henry St WINDSOR 3181 (REI/VG)

Agent Comments



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



63 Peel St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,297,500
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 139 sqm approx