

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

42 Hornby Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,710,500

Property Type House

Suburb Windsor

Period - From 01/07/2021

to

30/06/2022

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	535 Punt Rd SOUTH YARRA 3141	\$1,560,000	23/03/2022
2	3 Nottingham St PRAHRAN 3181	\$1,555,000	04/03/2022
3	17 Chomley St PRAHRAN 3181	\$1,550,000	18/06/2022

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:

17/08/2022 15:53



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending June 2022: \$1,710,500

Comparable Properties



535 Punt Rd SOUTH YARRA 3141 (REI/VG)

3 2 1

Agent Comments

Approximately 50 sqm larger land size with similar accommodation.

Price: \$1,560,000

Method: Sold Before Auction

Date: 23/03/2022

Property Type: House

Land Size: 280 sqm approx



3 Nottingham St PRAHRAN 3181 (REI/VG)

3 1 1

Agent Comments

Similar accommodation including car parking

Price: \$1,555,000

Method: Sold Before Auction

Date: 04/03/2022

Property Type: House (Res)

Land Size: 228 sqm approx



17 Chomley St PRAHRAN 3181 (REI)

3 1 -

Agent Comments

No car space however within 1km of the property. One of a pair house.

Price: \$1,550,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)