## 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 betweer	n \$1,500,000		&		\$1,600,000				
Median sale price									
Median price	\$1,710,500	Pro	Property Type Hous		se S		Suburb	Windsor	
Period - From	01/07/2021	to	30/06/2022		So	urce	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.

Ado	dress 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:

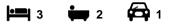
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Tom McCarthy 0418 326 897 tmccarthy@bigginscott.com.au





**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 2 1 Price: \$1,560,000 Method: Sold Before Auction Date: 23/03/2022 Property Type: House Land Size: 280 sqm approx	Agent Comments Approximately 50 sqm larger land size with — similar accommodation.
3 Nottingham St PRAHRAN 3181 (REI/VG)   Image: 1 Image: 1   Image: 1 Image: 1   Price: \$1,555,000   Method: Sold Before Auction   Date: 04/03/2022   Property Type: House (Res)   Land Size: 228 sqm approx	Agent Comments Similar accommodation including car parking
17 Chomley St PRAHRAN 3181 (REI) 3 1 - Price: \$1,550,000 Method: Auction Sale Date: 18/06/2022 Property Type: House (Res)	Agent Comments No car space however within 1km of the property. One of a pair house.

#### Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



property data

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