Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

51 Mcilwrick Street, Windsor Vic 3181

Indicative selling price

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

Range between \$2,600,000	&	\$2,850,000
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Median sale price

Median price	\$1,400,000	Pro	perty Type	House		Suburb	Windsor
Period - From	01/07/2024	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	75 Chatsworth Rd PRAHRAN 3181	\$2,830,000	14/11/2024
2	144 Williams Rd PRAHRAN 3181	\$2,765,000	13/11/2024
3	20 Lalbert Cr PRAHRAN 3181	\$2,755,000	26/10/2024

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:	19/12/2024 14:31













Property Type: House Land Size: 432 sqm approx

Agent Comments

Indicative Selling Price \$2,600,000 - \$2,850,000 **Median House Price** September quarter 2024: \$1,400,000

Comparable Properties



75 Chatsworth Rd PRAHRAN 3181 (REI)



Agent Comments

Price: \$2,830,000 Method: Private Sale Date: 14/11/2024

Property Type: House (Res) Land Size: 340 sqm approx



144 Williams Rd PRAHRAN 3181 (REI)







Agent Comments

Price: \$2,765,000

Method: Sold Before Auction

Date: 13/11/2024

Property Type: House (Res)



20 Lalbert Cr PRAHRAN 3181 (REI)



Price: \$2,755,000 Method: Private Sale Date: 26/10/2024

Property Type: House (Res) Land Size: 504 sqm approx **Agent Comments**

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





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