

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

10 Primrose Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,455,000

Property Type House

Suburb Windsor

Period - From 01/07/2020

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	5 Vail St PRAHRAN 3181	\$1,423,000	26/07/2021
2	10 Duke St WINDSOR 3181	\$1,370,000	13/05/2021
3			

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:

29/07/2021 17:01

10 Primrose Street, Windsor Vic 3181



Michael Tynan
0430163902
mtynan@biggin Scott.com.au



 2  1  0

Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

Year ending June 2021: \$1,455,000

Comparable Properties



5 Vail St PRAHRAN 3181 (REI)

Agent Comments

 2  1  -

Price: \$1,423,000

Method: Sold Before Auction

Date: 26/07/2021

Property Type: House



10 Duke St WINDSOR 3181 (REI)

Agent Comments

 2  1  -

Price: \$1,370,000

Method: Sold Before Auction

Date: 13/05/2021

Property Type: House (Res)

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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.