

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

6/24 Green Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,300,000

&

\$1,375,000

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	1/24 Green St WINDSOR 3181	\$1,350,000	14/05/2021
2	10 Continental Way PRAHRAN 3181	\$1,400,000	22/06/2021
3	2/4 Airlie Av PRAHRAN 3181	\$1,460,000	10/07/2021

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:

27/08/2021 17:20

6/24 Green Street, Windsor Vic 3181

Lauchlan Waterfield

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Indicative Selling Price

\$1,300,000 - \$1,375,000

Median House Price

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



3 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



1/24 Green St WINDSOR 3181 (REI/VG)

Agent Comments

3 1 1

Price: \$1,350,000

Method: Private Sale

Date: 14/05/2021

Property Type: Townhouse (Single)



10 Continental Way PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 22/06/2021

Property Type: House



2/4 Airlie Av PRAHRAN 3181 (REI)

Agent Comments

3 2 2

Price: \$1,460,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Townhouse (Res)

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