

## 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

66 Earl Street East, Windsor Vic 3181

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$950,000

#### Median sale price

Median price \$1,400,000

House

X

Unit

Suburb Windsor

Period - From 01/10/2018

to 31/12/2018

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 | 2 Somerset PI WINDSOR 3181     | \$975,000 | 04/10/2018   |
| 2 | 49 Eastbourne St WINDSOR 3181  | \$950,000 | 14/11/2018   |
| 3 | 34 Charles St ST KILDA 3182    | \$925,000 | 08/11/2018   |

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.



2 1

**Rooms:**  
**Property Type:** House  
**Land Size:** 111 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000

**Median House Price**  
December quarter 2018: \$1,400,000

## Comparable Properties



**2 Somerset PI WINDSOR 3181 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 04/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 121 sqm approx



**49 Eastbourne St WINDSOR 3181 (VG)**

**Agent Comments**

2 - -

**Price:** \$950,000  
**Method:** Sale  
**Date:** 14/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 156 sqm approx



**34 Charles St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 08/11/2018  
**Rooms:** -  
**Property Type:** House