

# 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

72 Hornby Street, Windsor Vic 3181

### Indicative selling price

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

Range between \$1,750,000

&

\$1,925,000

### Median sale price

Median price \$1,675,000

Property Type House

Suburb Windsor

Period - From 01/04/2021

to

31/03/2022

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	127 Albert St WINDSOR 3181	\$2,000,000	12/04/2022
2	25 Blenheim St BALACLAVA 3183	\$1,810,000	19/02/2022
3	4 Anchor Pl PRAHRAN 3181	\$1,800,000	05/04/2022

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:

03/05/2022 09:50



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**Property Type:** House  
**Land Size:** 324 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,925,000  
**Median House Price**  
Year ending March 2022: \$1,675,000

## Comparable Properties



**127 Albert St WINDSOR 3181 (REI)**

**Agent Comments**

4 3 1

**Price:** \$2,000,000  
**Method:** Sold Before Auction  
**Date:** 12/04/2022  
**Property Type:** House (Res)



**25 Blenheim St BALACLAVA 3183 (REI)**

**Agent Comments**

4 2 -

**Price:** \$1,810,000  
**Method:** Auction Sale  
**Date:** 19/02/2022  
**Property Type:** House (Res)  
**Land Size:** 240 sqm approx



**4 Anchor PI PRAHRAN 3181 (REI)**

**Agent Comments**

4 2 1

**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 05/04/2022  
**Property Type:** House (Res)