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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,750,000		&		\$1,925,000			
Median sale pi	rice							
Median price	\$1,675,000	Pro	operty Type	Hou	ISE		Suburb	Windsor
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Add	dress 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 PI 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



WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





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)



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



25 Blenheim St BALACLAVA 3183 (REI)



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)



Price: \$1,800,000 Method: Auction Sale Date: 05/04/2022

Property Type: House (Res)

Agent Comments

Agent Comments

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



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