

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

1 Raleigh Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,600,000

&

\$1,745,000

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	49 Earl St WINDSOR 3181	\$1,770,000	06/08/2021
2			
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:

11/10/2021 07:25

1 Raleigh Street, Windsor Vic 3181

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$1,600,000 - \$1,745,000

Median House Price

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



Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Comparable Properties



49 Earl St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,770,000

Method: Sold Before Auction

Date: 06/08/2021

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