

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

10 Eastbourne Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Windsor

Period - From 01/04/2024

to

30/06/2024

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	6 Balmoral PI SOUTH YARRA 3141	\$1,587,500	23/09/2024
2	6/37a Canterbury Rd TOORAK 3142	\$1,580,000	13/07/2024
3	17 Cromwell PI SOUTH YARRA 3141	\$1,530,000	26/06/2024

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:

25/09/2024 16:43

10 Eastbourne Street, Windsor Vic 3181



Andrew James
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Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

June quarter 2024: \$1,525,000



3 2 1

Property Type: House

Agent Comments

Comparable Properties



6 Balmoral PI SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$1,587,500

Method: Private Sale

Date: 23/09/2024

Property Type: House (Res)



6/37a Canterbury Rd TOORAK 3142 (REI/VG)

Agent Comments

3 2 1

Price: \$1,580,000

Method: Auction Sale

Date: 13/07/2024

Property Type: House (Res)



17 Cromwell PI SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$1,530,000

Method: Private Sale

Date: 26/06/2024

Property Type: House (Res)

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



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