

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

13 Ann Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,601,000 Property Type House Suburb Windsor

Period - From 01/01/2024 to 31/03/2024 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	8 Murray St PRAHRAN 3181	\$1,550,000	18/05/2024
2	41 Barry St SOUTH YARRA 3141	\$1,480,000	15/03/2024
3	35 Bowen St PRAHRAN 3181	\$1,440,000	16/12/2023

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:

11/06/2024 11:34



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 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2024: \$1,601,000

Comparable Properties



8 Murray St PRAHRAN 3181 (REI)

Agent Comments

3
 2
 1

Price: \$1,550,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)



41 Barry St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,480,000

Method: Private Sale

Date: 15/03/2024

Property Type: House

Land Size: 127 sqm approx



35 Bowen St PRAHRAN 3181 (REI/VG)

Agent Comments

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 1
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Price: \$1,440,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 201 sqm approx

Account - Jellis Craig | P: 03 9864 5000