

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

20 James Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,502,500

Property Type House

Suburb Windsor

Period - From 01/07/2023

to 30/09/2023

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	10 Frederick St WINDSOR 3181	\$1,100,000	08/07/2023
2	60 Union St WINDSOR 3181	\$1,100,000	24/05/2023
3	115 Bendigo St PRAHRAN 3181	\$1,035,000	31/05/2023

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:

31/10/2023 12:19



2 1 0

Property Type: House (Res)

Agent Comments

Comparable Properties



10 Frederick St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,100,000
Method: Private Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 158 sqm approx



60 Union St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,100,000
Method: Sold Before Auction
Date: 24/05/2023
Property Type: House (Res)
Land Size: 181 sqm approx



115 Bendigo St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,035,000
Method: Private Sale
Date: 31/05/2023
Property Type: House (Res)
Land Size: 164 sqm approx