

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

24 Gladstone Street, Windsor Vic 3181

Indicative selling price

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

Range between \$890,000 & \$979,000

Median sale price

Median price \$1,475,000 Property Type House Suburb Windsor

Period - From 28/02/2023 to 27/02/2024 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	82 Peel St WINDSOR 3181	\$980,000	16/10/2023
2	50 Upton Rd WINDSOR 3181	\$976,000	23/01/2024
3	7 Malakoff St ST KILDA EAST 3183	\$960,500	28/01/2024

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:

28/02/2024 08:57

Nicholas Kaine

95209000

0477555097

nkaine@bigginScott.com.au

Indicative Selling Price

\$890,000 - \$979,000

Median House Price

28/02/2023 - 27/02/2024: \$1,475,000

**Property Type:**

Agent Comments

Comparable Properties

**82 Peel St WINDSOR 3181 (REI/VG)**

Agent Comments

2 bed, 1 bath, no parking. Located within 400m.

Price: \$980,000**Method:** Private Sale**Date:** 16/10/2023**Property Type:** House**Land Size:** 100 sqm approx**50 Upton Rd WINDSOR 3181 (REI)**

Agent Comments

2 bed, 1 bath, 1 car. Located in Windsor.

Price: \$976,000**Method:** Private Sale**Date:** 23/01/2024**Property Type:** House**Land Size:** 123 sqm approx**7 Malakoff St ST KILDA EAST 3183 (REI)**

Agent Comments

2 bed, 1 bath, no parking. Located in St Kilda East.

Price: \$960,500**Method:** Private Sale**Date:** 28/01/2024**Property Type:** House

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