

# 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

39 Earl Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,500,000 Property Type House Suburb Windsor

Period - From 01/10/2023 to 31/12/2023 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	2 Fern Av WINDSOR 3181	\$1,625,000	02/03/2024
2	20 Lambeth PI ST KILDA 3182	\$1,560,000	14/03/2024
3	18 Phoenix St SOUTH YARRA 3141	\$1,490,000	27/02/2024

**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:

26/03/2024 12:43

39 Earl Street, Windsor Vic 3181

Gary Ormrod

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 2  2  0

**Property Type:** House (Res)

**Land Size:** 146 sqm approx

Agent Comments

**Indicative Selling Price**

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

**Median House Price**

December quarter 2023: \$1,500,000

## Comparable Properties



**2 Fern Av WINDSOR 3181 (REI)**

Agent Comments

 2  1  -

**Price:** \$1,625,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 226 sqm approx



**20 Lambeth PI ST KILDA 3182 (REI)**

Agent Comments

 2  1  -

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 14/03/2024

**Property Type:** House (Res)

**Land Size:** 272 sqm approx



**18 Phoenix St SOUTH YARRA 3141 (REI)**

Agent Comments

 2  1  -

**Price:** \$1,490,000

**Method:** Sold Before Auction

**Date:** 27/02/2024

**Property Type:** House (Res)

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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