

# 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

42 Earl Street East, 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 \$950,000 & \$1,045,000

### 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	17 Bayview St PRAHRAN 3181	\$1,122,000	17/02/2024
2	12 Earl St WINDSOR 3181	\$1,005,000	14/10/2023
3	50 Upton Rd WINDSOR 3181	\$976,000	23/01/2024

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:

26/02/2024 09:46



**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
December quarter 2023: \$1,500,000

## Comparable Properties



**17 Bayview St PRAHRAN 3181 (REI)**



**Price:** \$1,122,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)

**Agent Comments**

0.64km from subject property, unrenovated period home



**12 Earl St WINDSOR 3181 (REI)**



**Price:** \$1,005,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 124 sqm approx

**Agent Comments**

Same street, unrenovated period home



**50 Upton Rd WINDSOR 3181 (REI)**



**Price:** \$976,000  
**Method:** Private Sale  
**Date:** 23/01/2024  
**Property Type:** House  
**Land Size:** 123 sqm approx

**Agent Comments**

Windsor location, 123 sqm, unrenovated property