## 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

48 Andrew Street, Windsor Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,550,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$1,500,000	Pro	operty Type	Hous	se		Suburb	Windsor
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	56 Aberdeen Rd PRAHRAN 3181	\$1,705,000	06/12/2023
2	19 Mackay St PRAHRAN 3181	\$1,685,000	03/11/2023
3	2 Fern Av WINDSOR 3181	\$1,625,000	02/03/2024

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:

13/03/2024 15:07









Property Type: House Agent Comments

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

**Indicative Selling Price** \$1,550,000 - \$1,700,000 **Median House Price** Year ending December 2023: \$1,500,000

# **Comparable Properties**



56 Aberdeen Rd PRAHRAN 3181 (REI/VG)



Price: \$1,705,000 Method: Private Sale Date: 06/12/2023 Property Type: House - Terrace Land Size: 140 sqm approx



19 Mackay St PRAHRAN 3181 (REI/VG) έα). 2

Agent Comments

Agent Comments



Price: \$1,685,000 Method: Sold Before Auction Date: 03/11/2023 Property Type: House (Res) Land Size: 273 sqm approx

2

2 Fern Av WINDSOR 3181 (REI) È.

Agent Comments

Price: \$1,625,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 226 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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