

# 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

53 Albert 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,292,500 Property Type House Suburb Windsor

Period - From 01/04/2023 to 30/06/2023 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	4 Princes CI PRAHRAN 3181	\$1,060,000	12/08/2023
3	29 Leila St PRAHRAN 3181	\$1,000,000	24/06/2023

**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:

03/10/2023 12:07


**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

June quarter 2023: \$1,292,500

## Comparable Properties


**10 Frederick St WINDSOR 3181 (REI)**

Agent Comments


**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 08/07/2023

**Property Type:** House (Res)

**4 Princes Cl PRAHRAN 3181 (REI)**

Agent Comments


**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**29 Leila St PRAHRAN 3181 (REI/VG)**

Agent Comments


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

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** House (Res)

**Land Size:** 100 sqm approx

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