Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

67 Henry Street, Windsor Vic 3181

Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000

Median sale price

Median price	\$1,500,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	12 Caroline St.S SOUTH YARRA 3141	\$1,460,000	24/02/2024
2	69 Bayview St PRAHRAN 3181	\$1,331,000	16/03/2024
3	35 Evelyn St ST KILDA EAST 3183	\$1,310,000	17/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

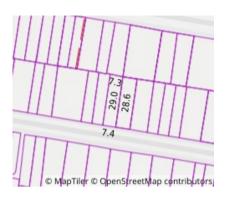
This Statement of Information was prepared on:	02/04/2024 17:19





Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2023: \$1,500,000



Property Type: House Agent Comments

Comparable Properties



12 Caroline St.S SOUTH YARRA 3141 (REI)

2 - 1

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Price: \$1,460,000 **Method:** Auction Sale **Date:** 24/02/2024

Property Type: House (Res)

Agent Comments



69 Bayview St PRAHRAN 3181 (REI)

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Price: \$1,331,000 **Method:** Auction Sale **Date:** 16/03/2024

Property Type: House (Res)

Agent Comments



35 Evelyn St ST KILDA EAST 3183 (REI)

Price: \$1,310,000 **Method:** Auction Sale **Date:** 17/03/2024

Property Type: House (Res)

Agent Comments

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



