

# 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 69 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 \$1,290,000 & \$1,370,000

### Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	67 Henry St WINDSOR 3181	\$1,370,000	27/04/2024
2	69 Bayview St PRAHRAN 3181	\$1,331,000	16/03/2024
3	85 Peel St WINDSOR 3181	\$1,290,000	11/05/2024

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: 29/05/2024 08:57

69 Earl Street East, Windsor Vic 3181

**belle**  
PROPERTY

Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$1,290,000 - \$1,370,000

**Median House Price**

Year ending March 2024: \$1,500,000



2   1   0

**Rooms:** 4

**Property Type:** House

**Land Size:** 121 sqm approx

Agent Comments

## Comparable Properties



**67 Henry St WINDSOR 3181 (REI)**

Agent Comments

2   1   -

**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)



**69 Bayview St PRAHRAN 3181 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$1,331,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 120 sqm approx



**85 Peel St WINDSOR 3181 (REI)**

Agent Comments

2   1   -

**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 11/05/2024

**Property Type:** House (Res)

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



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