Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 74 Earl Street, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,600,000		&		\$1,750,000			
Median sale price								
Median price	\$1,500,000	Pro	Property Type H		House		Suburb	Windsor
Period - From	08/03/2023	to	07/03/2024		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 sixmonths 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	1 Elm PI WINDSOR 3181	\$1,780,000	21/12/2023
2	59 Bayview St PRAHRAN 3181	\$1,682,000	14/02/2024
3			

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:

08/03/2024 13:36







Property Type: House (Res) Agent Comments Indicative Selling Price \$1,600,000 - \$1,750,000 Median House Price 08/03/2023 - 07/03/2024: \$1,500,000

Comparable Properties

1 Elm PI WINDSOR 3181 (REI) 1 1	Agent Comments
59 Bayview St PRAHRAN 3181 (REI) 3 2 - Price: \$1,682,000 Method: Auction Sale Date: 14/02/2024 Property Type: House (Res) Land Size: 135 sqm approx	Agent Comments

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.

Account - Marshall White | P: 03 9822 9999





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