

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

74 Earl Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Windsor

Period - From 08/03/2023

to 07/03/2024

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	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



 4
  2
  1

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)

Agent Comments

 4
  1
  -

Price: \$1,780,000

Method: Private Sale

Date: 21/12/2023

Property Type: House



59 Bayview St PRAHRAN 3181 (REI)

Agent Comments

 3
  2
  -

Price: \$1,682,000

Method: Auction Sale

Date: 14/02/2024

Property Type: House (Res)

Land Size: 135 sqm approx

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