

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

90 Hornby Street, Windsor Vic 3181

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

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

Period - From 10/04/2023 to 09/04/2024 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	4 Green St WINDSOR 3181	\$2,935,000	28/10/2023
2	27 Eastbourne St WINDSOR 3181	\$2,650,000	02/03/2024
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: 10/04/2024 16:16



3 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

10/04/2023 - 09/04/2024: \$1,500,000

Comparable Properties



4 Green St WINDSOR 3181 (REI/VG)

Agent Comments

4 4 2

Price: \$2,935,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Land Size: 212 sqm approx



27 Eastbourne St WINDSOR 3181 (REI)

Agent Comments

3 2 1

Price: \$2,650,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

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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