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

23 Victoria Street, Windsor Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,600,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$1,502,500	Pro	operty Type	Hou	se		Suburb	Windsor
Period - From	01/07/2023	to	30/09/2023		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 six months 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	3/28 Kensington Rd SOUTH YARRA 3141	\$1,668,000	28/10/2023
2	2 Normanby St WINDSOR 3181	\$1,650,000	26/10/2023
3	20 Cromwell PI SOUTH YARRA 3141	\$1,625,000	16/11/2023

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:

29/11/2023 11:43







Property Type: House (Res) Agent Comments Indicative Selling Price \$1,600,000 - \$1,750,000 Median House Price September quarter 2023: \$1,502,500





3/28 Kensington Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$1,668,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res)



2 Normanby St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,650,000 Method: Private Sale Date: 26/10/2023 Property Type: House

20 Cromwell PI SOUTH YARRA 3141 (REI)



Agent Comments



Price: \$1,625,000 Method: Sold Before Auction Date: 16/11/2023 Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999



propertydata

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