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	8 Eastbourne Street, Windsor Vic 3181

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,600,000 Property Type House Suburb Windsor

Period - From 11/02/2022 to 10/02/2023 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.

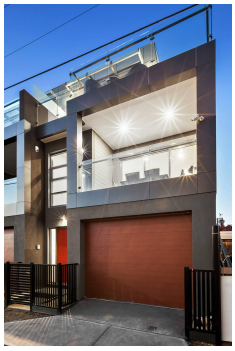
	Address of comparable property	Price	Date of sale
1	6 Lewisham La WINDSOR 3181	$1,500,000	12/11/2022
2	3a Duke St WINDSOR 3181	$1,500,000	27/09/2022
3	28 Gertrude St WINDSOR 3181	$1,480,000	08/10/2022

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: 11/02/2023 09:23

8 Eastbourne Street, Windsor Vic 3181



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Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
11/02/2022 - 10/02/2023: $1,600,000

Comparable Properties



6 Lewisham La WINDSOR 3181 (REI/VG)

3 2 1

Price: $1,500,000
Method: Auction Sale
Date: 12/11/2022
Property Type: House (Res)
Land Size: 120 sqm approx

Agent Comments

Located within 1km. Similar accommodation.



3a Duke St WINDSOR 3181 (REI/VG)

3 3 2

Price: $1,500,000
Method: Private Sale
Date: 27/09/2022
Property Type: House

Agent Comments

Similar accommodation split over 4 levels



28 Gertrude St WINDSOR 3181 (VG)

3 - -

Price: $1,480,000
Method: Sale
Date: 08/10/2022
Property Type: House (Res)
Land Size: 103 sqm approx

Agent Comments

Similar accommodation split over 4 levels

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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