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	41 Union Street, Windsor Vic 3181

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,292,500 Property Type House Suburb Windsor

Period - From 01/04/2023 to 30/06/2023 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	19 Balmoral St SOUTH YARRA 3141	$1,140,000	22/07/2023
2	10 Frederick St WINDSOR 3181	$1,100,000	08/07/2023
3	60 Union St WINDSOR 3181	$1,100,000	24/05/2023

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: 12/10/2023 11:43

41 Union Street, Windsor Vic 3181

RT Edgar



2 1 0

Property Type: House (Res)
Land Size: 182 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2023: $1,292,500

Comparable Properties



19 Balmoral St SOUTH YARRA 3141 (REI/VG)

2 1 -

Price: $1,140,000
Method: Private Sale
Date: 22/07/2023
Property Type: House
Land Size: 140 sqm approx

Agent Comments



10 Frederick St WINDSOR 3181 (REI)

2 1 -

Price: $1,100,000
Method: Private Sale
Date: 08/07/2023
Property Type: House (Res)

Agent Comments



60 Union St WINDSOR 3181 (REI/VG)

2 1 -

Price: $1,100,000
Method: Sold Before Auction
Date: 24/05/2023
Property Type: House (Res)
Land Size: 181 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

REIV THE DIFFERENCE | propertydata.com.au

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