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	42 Earl Street, Windsor Vic 3181

Indicative selling price

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

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

Median sale price

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

Period - From 01/10/2023 to 31/12/2023 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	53 Albert St WINDSOR 3181	$1,020,000	31/10/2023
2	12 Earl St WINDSOR 3181	$1,005,000	14/10/2023
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: 13/03/2024 22:09

42 Earl Street, Windsor Vic 3181



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Property Type: House

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
December quarter 2023: $1,500,000

Comparable Properties



53 Albert St WINDSOR 3181 (VG)

2 - -

Price: $1,020,000
Method: Sale
Date: 31/10/2023
Property Type: House (Res)
Land Size: 143 sqm approx

Agent Comments

Smaller land, single fronted house, within 1km of subject house



12 Earl St WINDSOR 3181 (REI)

2 1 -

Price: $1,005,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 124 sqm approx

Agent Comments

Smaller land, same street, single fronted cottage

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

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