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	31 Newry Street, Windsor Vic 3181

Indicative selling price

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

Single price $2,350,000

Median sale price

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

Period - From 12/10/2020 to 11/10/2021 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	284 High St WINDSOR 3181	$2,500,000	26/04/2021
2	492 High St PRAHRAN 3181	$2,355,000	09/08/2021
3	123 Union St WINDSOR 3181	$2,310,000	27/04/2021

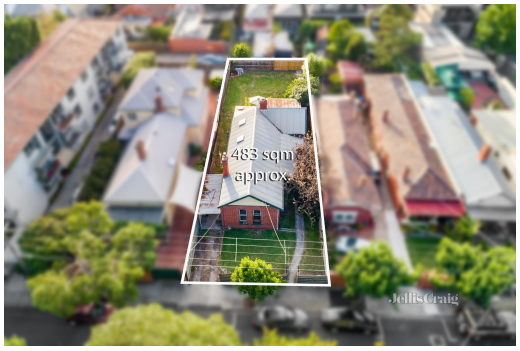
OR

~~**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: 12/10/2021 16:48

31 Newry Street, Windsor Vic 3181

RT Edgar



3 1 2

Property Type: House/Land
Land Size: 479 sqm approx

Agent Comments

Indicative Selling Price
$2,350,000
Median House Price
12/10/2020 - 11/10/2021: $1,500,500

Comparable Properties

284 High St WINDSOR 3181 (VG)

3 - -

Price: $2,500,000
Method: Sale
Date: 26/04/2021
Property Type: House (Res)
Land Size: 422 sqm approx

Agent Comments



492 High St PRAHRAN 3181 (REI/VG)

3 1 1

Price: $2,355,000
Method: Auction Sale
Date: 09/08/2021
Property Type: House (Res)
Land Size: 470 sqm approx

Agent Comments



123 Union St WINDSOR 3181 (VG)

3 - -

Price: $2,310,000
Method: Sale
Date: 27/04/2021
Property Type: House (Res)
Land Size: 432 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

REIV THE DIFFERENCE | propertydata.com.au

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