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<br>Including suburb and postcode | 13 Ann Street, Windsor Vic 3181 |

## Indicative selling price

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

Range between $1,450,000 & $1,550,000

## Median sale price

Median price $1,601,000 Property Type House Suburb Windsor

Period - From 01/01/2024 to 31/03/2024 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 | 14 Charles St PRAHRAN 3181 | $1,600,000 | 05/12/2023 |
| 2 | 41 Barry St SOUTH YARRA 3141 | $1,480,000 | 15/03/2024 |
| 3 | 35 Bowen St PRAHRAN 3181 | $1,440,000 | 16/12/2023 |

**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: 27/06/2024 13:31



2 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,450,000 - $1,550,000
**Median House Price**
March quarter 2024: $1,601,000

# Comparable Properties



**14 Charles St PRAHRAN 3181 (REI/VG)**

4 2 -

**Price:** $1,600,000
**Method:** Private Sale
**Date:** 05/12/2023
**Property Type:** House
**Land Size:** 194 sqm approx

Agent Comments



**41 Barry St SOUTH YARRA 3141 (REI/VG)**

3 1 1

**Price:** $1,480,000
**Method:** Private Sale
**Date:** 15/03/2024
**Property Type:** House
**Land Size:** 127 sqm approx

Agent Comments



**35 Bowen St PRAHRAN 3181 (REI/VG)**

2 1 -

**Price:** $1,440,000
**Method:** Auction Sale
**Date:** 16/12/2023
**Property Type:** House (Res)
**Land Size:** 201 sqm approx

Agent Comments



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.