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	123 Albert Street, Windsor Vic 3181

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,456,000 Property Type House Suburb Windsor

Period - From 22/10/2023 to 21/10/2024 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	86 Peel St WINDSOR 3181	$1,650,000	12/09/2024
2	49 Earl St WINDSOR 3181	$1,860,000	12/09/2024
3	23 Albert St WINDSOR 3181	$1,625,000	24/08/2024

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: 22/10/2024 14:44

123 Albert Street, Windsor Vic 3181



3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
22/10/2023 - 21/10/2024: $1,456,000

Comparable Properties



86 Peel St WINDSOR 3181 (REI)

3 2 -

Price: $1,650,000
Method: Private Sale
Date: 12/09/2024
Property Type: House

Agent Comments



49 Earl St WINDSOR 3181 (REI)

3 3 -

Price: $1,860,000
Method: Sold Before Auction
Date: 12/09/2024
Property Type: House (Res)

Agent Comments



23 Albert St WINDSOR 3181 (REI)

4 2 -

Price: $1,625,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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