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	52 Earl Street, Windsor Vic 3181

Indicative selling price

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

Single price $1,525,000

Median sale price

Median price $1,400,000 Property Type House Suburb Windsor

Period - From 01/07/2024 to 30/09/2024 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 St John St WINDSOR 3181	$1,456,000	16/11/2024
2	42 Closeburn Av PRAHRAN 3181	$1,475,000	09/11/2024
3	4 Westbourne St PRAHRAN 3181	$1,710,000	19/10/2024

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: 02/12/2024 11:47

52 Earl Street, Windsor Vic 3181

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2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,525,000
Median House Price
September quarter 2024: $1,400,000

Comparable Properties



14 St John St WINDSOR 3181 (REI)

2 1 -

Price: $1,456,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)

Agent Comments



42 Closeburn Av PRAHRAN 3181 (REI)

2 2 -

Price: $1,475,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)

Agent Comments



4 Westbourne St PRAHRAN 3181 (REI/VG)

2 2 -

Price: $1,710,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 148 sqm approx

Agent Comments

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