

## 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

17 Raleigh Street, Windsor Vic 3181

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$880,000

&amp;

\$950,000

**Median sale price**

Median price

\$1,438,500

House

X

Unit

Suburb

Windsor

Period - From

01/01/2019

to

31/03/2019

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	10 Latrobe St.E WINDSOR 3181	\$942,500	23/03/2019
2	24a Clarke St PRAHRAN 3181	\$895,000	05/03/2019
3	37 Hornby St WINDSOR 3181	\$890,000	05/04/2019

**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.

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**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

March quarter 2019: \$1,438,500



**Rooms:**

**Property Type:** House

**Land Size:** 125 sqm approx

Agent Comments

## Comparable Properties



**10 Latrobe St.E WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$942,500

**Method:** Auction Sale

**Date:** 23/03/2019

**Rooms:** -

**Property Type:** House (Res)



**24a Clarke St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$895,000

**Method:** Private Sale

**Date:** 05/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 178 sqm approx



**37 Hornby St WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$890,000

**Method:** Sold Before Auction

**Date:** 05/04/2019

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 141 sqm approx