## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$2,450,000

# Property offered for sale

Address	2 Mary Street, Windsor Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,300,000	&	\$2,500,000
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#### Median sale price

Median price \$1,500,000	Property Type	House	Suburb	Windsor
Period - From 01/10/2023	to 30/09/2024	l Sou	irce 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	7 Burnett St ST KILDA 3182	\$2,475,000	28/10/2024
2	53 Highbury Gr PRAHRAN 3181	\$2,405,000	26/10/2024

#### OR

3

26a Elgin Av ARMADALE 3143

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:	07/11/2024 14:16



22/10/2024











Rooms: 5

Property Type: House (Res) Land Size: 434 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,300,000 - \$2,500,000 **Median House Price** 

Year ending September 2024: \$1,500,000

# Comparable Properties



7 Burnett St ST KILDA 3182 (REI)





Price: \$2,475,000 Method: Private Sale Date: 28/10/2024 Property Type: House Land Size: 500 sqm approx **Agent Comments** 



53 Highbury Gr PRAHRAN 3181 (REI)







Price: \$2,405,000 Method: Auction Sale Date: 26/10/2024

Property Type: House (Res) Land Size: 306 sqm approx

Agent Comments



26a Elgin Av ARMADALE 3143 (REI)





Price: \$2,450,000

Method: Sold Before Auction

Date: 22/10/2024

Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999





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