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

13 Mcilwrick Street, Windsor Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,455,000	Pro	operty Type	Hou	ise		Suburb	Windsor
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4 Fawkner St ST KILDA 3182	\$1,505,000	19/06/2021
2	69 Pridham St PRAHRAN 3181	\$1,550,000	12/06/2021
3	253 Barkly St ST KILDA 3182	\$1,550,000	20/09/2021

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:

05/10/2021 12:37









Property Type: House Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending June 2021: \$1,455,000

Comparable Properties



4 Fawkner St ST KILDA 3182 (REI/VG)

69 Pridham St PRAHRAN 3181 (REI/VG)

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Price: \$1,505,000 Method: Sold Before Auction Date: 19/06/2021 Property Type: House (Res) Land Size: 160 sqm approx Agent Comments

Agent Comments



Price: \$1,550,000 Method: Private Sale Date: 12/06/2021 Property Type: House (Res) Land Size: 109 sqm approx

3



253 Barkly St ST KILDA 3182 (REI)



Agent Comments

Price: \$1,550,000 Method: Sold Before Auction Date: 20/09/2021 Property Type: House Land Size: 241 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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