

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 consumer.vic.gov.au/underquoting

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,455,000 Property Type House Suburb Windsor

Period - From 01/07/2020 to 30/06/2021 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	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

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



3 1 1

Property Type: House

Agent Comments

Comparable Properties



4 Fawkner St ST KILDA 3182 (REI/VG)

Agent Comments

3 1 -

Price: \$1,505,000

Method: Sold Before Auction

Date: 19/06/2021

Property Type: House (Res)

Land Size: 160 sqm approx



69 Pridham St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 -

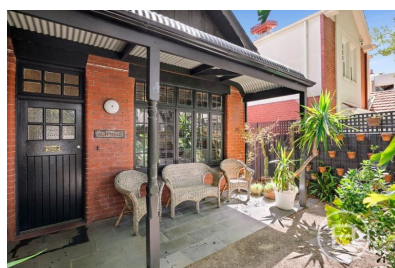
Price: \$1,550,000

Method: Private Sale

Date: 12/06/2021

Property Type: House (Res)

Land Size: 109 sqm approx



253 Barkly St ST KILDA 3182 (REI)

Agent Comments

3 1 1

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