

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

101/25 GERTRUDE STREET WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

Windsor

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

2/17 ELLESMERE ROAD WINDSOR VIC 3181	\$406,000	03-Sep-24
210/36 PORTER STREET PRAHRAN VIC 3181	\$450,000	26-Aug-24
205/8 BANGS STREET PRAHRAN VIC 3181	\$420,000	10-Jul-24

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 6 months.

This Statement of Information was prepared on: 14 November 2024

Susie Novak
P 0385393333
M 0402205399
E susienovak@mcgrath.com.au



**2/17 ELLESMERE ROAD WINDSOR
VIC 3181**

Sold Price

^{RS} **\$406,000** ^{UN}

Sold Date **03-Sep-24**

 1  1  1

Distance **0.34km**



**210/36 PORTER STREET PRAHRAN
VIC 3181**

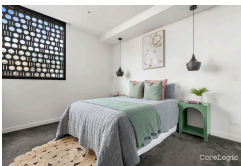
Sold Price

\$450,000

Sold Date **26-Aug-24**

 1  1  1

Distance **0.92km**



**205/8 BANGS STREET PRAHRAN
VIC 3181**

Sold Price

\$420,000

Sold Date **10-Jul-24**

 1  1  1

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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