## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/ landchannel/content/addressSearch before being entered in this Statement of Information.

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Address Including suburb or locality and postcode		72 Hornby Street, Windsor, Victoria, 3181								
dicative se	elling pı	rice								
r the meaning	g of this p	rice see	e consur	mer.vic.g	gov.au/un	derquotir	ng (*Delete s	ingle pric	e or range	as applicable)
Single price		\$*			or range between		1,800,000		&	1,980,000
edian sale	price									
/ledian price	\$14015	00		Prope	erty type	House	Subur b Windson		Windsor, \	/ic
Period - From	1/4/202	/4/2025 to 30/6			2025 Source REIV					
	are the th agent or a	ree pro agent's	perties represe	sold with	nin five ki	lometres		rty for sa		t 18 months that r sale. Date of sale
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This Statement of Information was prepared on:

were sold within five kilometres of the property for sale in the last 18 months.



29 September 2025