

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

2/1B Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$790,000

&

\$869,000

Median sale price

Median price \$587,500

Property Type Unit

Suburb Windsor

Period - From 01/04/2020

to 31/03/2021

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	1/25 Larnook St PRAHRAN 3181	\$839,600	18/02/2021
2	4/3 Milton St ELWOOD 3184	\$805,000	27/03/2021
3	3/25 Grandview Gr PRAHRAN 3181	\$800,000	13/02/2021

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:

05/05/2021 15:31



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Property Type: Apartment
Land Size: 398 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median Unit Price
Year ending March 2021: \$587,500

Comparable Properties



1/25 Larnook St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$839,600
Method: Private Sale
Date: 18/02/2021
Property Type: Apartment



4/3 Milton St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$805,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Apartment



3/25 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$800,000
Method: Private Sale
Date: 13/02/2021
Property Type: Apartment