Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/1B Lewisham Road, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$790,000		&		\$869,000				
Median sale price									
Median price	\$587,500	Pro	operty Type	Unit			Suburb	Windsor	
Period - From	01/04/2020	to	31/03/2021		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.

Add	dress 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



WE DELIVER ... Biggin Scott

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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)21Price: \$839,600Method: Private SaleDate: 18/02/2021Property Type: Apartment	Agent Comments
4/3 Milton St ELWOOD 3184 (REI) 2 1 2 1 Price: \$805,000 Method: Auction Sale Date: 27/03/2021 Property Type: Apartment	Agent Comments
3/25 Grandview Gr PRAHRAN 3181 (REI) 2 1 1 1 Price: \$800,000 Method: Private Sale Date: 13/02/2021 Property Type: Apartment	Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.