

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

2/17 Wrexham Road, Windsor Vic 3181

Indicative selling price

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

Single price

\$737,500

Median sale price

Median price

\$569,000

Property Type

Unit

Suburb

Windsor

Period - From

17/12/2020

to

16/12/2021

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	4/1 Greville St PRAHRAN 3181	\$780,000	19/06/2021
2	4/38 Greville St PRAHRAN 3181	\$720,000	19/10/2021
3	4/11 Wrexham Rd WINDSOR 3181	\$690,000	16/10/2021

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:

17/12/2021 14:24

2/17 Wrexham Road, Windsor Vic 3181

Chisholm & Gamon

Sam Gamon

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Indicative Selling Price

\$737,500

Median Unit Price

17/12/2020 - 16/12/2021: \$569,000



2 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/1 Greville St PRAHRAN 3181 (REI)

Agent Comments

- - -

Price: \$780,000

Method: Private Sale

Date: 19/06/2021

Property Type: Apartment



4/38 Greville St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$720,000

Method: Sold Before Auction

Date: 19/10/2021

Property Type: Apartment



4/11 Wrexham Rd WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$690,000

Method: Sold Before Auction

Date: 16/10/2021

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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