

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	12/16 Lewisham Road, Windsor Vic 3181
---	---------------------------------------

Indicative selling price

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

Range between	\$300,000	&	\$330,000
---------------	-----------	---	-----------

Median sale price

Median price	\$451,250	House		Unit	X	Suburb	Windsor
Period - From	01/10/2017	to	31/12/2017	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	5/133 Alma Rd ST KILDA EAST 3183	\$325,000	23/09/2017
2	2/219 Williams Rd SOUTH YARRA 3141	\$312,000	24/10/2017
3	8/11k Raleigh St WINDSOR 3181	\$300,000	06/03/2018

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.



1 1 0

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
December quarter 2017: \$451,250

Comparable Properties



5/133 Alma Rd ST KILDA EAST 3183 (REI/VG) **Agent Comments**

1 1 -

Price: \$325,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 2
Property Type: Apartment



2/219 Williams Rd SOUTH YARRA 3141 (REI) **Agent Comments**

1 1 -

Price: \$312,000
Method: Private Sale
Date: 24/10/2017
Rooms: 2
Property Type: Apartment



8/11k Raleigh St WINDSOR 3181 (REI) **Agent Comments**

1 1 -

Price: \$300,000
Method: Private Sale
Date: 06/03/2018
Rooms: 2
Property Type: Studio Apartment