

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

9/1 Wrexham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$540,500

Property Type Unit

Suburb Windsor

Period - From 01/07/2018

to 30/06/2019

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	1/16 Normanby St WINDSOR 3181	\$461,000	01/08/2019
2	2/26 Lewisham Rd WINDSOR 3181	\$435,000	07/05/2019
3	6/5 Celeste Ct ST KILDA EAST 3183	\$423,250	18/07/2019

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:

17/09/2019 14:21

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending June 2019: \$540,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/16 Normanby St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$461,000

Method: Private Sale

Date: 01/08/2019

Property Type: Apartment



2/26 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$435,000

Method: Private Sale

Date: 07/05/2019

Property Type: Apartment



6/5 Celeste Ct ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$423,250

Method: Sold Before Auction

Date: 18/07/2019

Property Type: Apartment