

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

4/1 Ellesmere Road, Windsor Vic 3181

Indicative selling price

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

Range between \$380,000

&

\$418,000

Median sale price

Median price \$510,000

Property Type Unit

Suburb Windsor

Period - From 01/01/2019

to 31/12/2019

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	12/5 Gordon St TOORAK 3142	\$420,000	14/09/2019
2	13/393 Toorak Rd SOUTH YARRA 3141	\$390,000	22/02/2020
3	5/299 Dandenong Rd PRAHRAN 3181	\$383,500	15/02/2020

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:

28/02/2020 11:24

4/1 Ellesmere Road, Windsor Vic 3181



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Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

Year ending December 2019: \$510,000



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Property Type: Apartment

Agent Comments

Comparable Properties



12/5 Gordon St TOORAK 3142 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Apartment



13/393 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$390,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Apartment



5/299 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$383,500

Method: Auction Sale

Date: 15/02/2020

Property Type: Apartment

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.