Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4/1 Ellesmere Road, Windsor Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$380,000	&	\$418,000
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Median sale price

Median price	\$510,000	Pro	perty Type U	nit		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

Add	dress 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 comparableproperties 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
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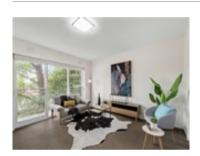
Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Indicative Selling Price \$380,000 - \$418,000 **Median Unit Price** Year ending December 2019: \$510,000





Comparable Properties



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

Price: \$420,000 Method: Auction Sale Date: 14/09/2019

Property Type: Apartment

Agent Comments



13/393 Toorak Rd SOUTH YARRA 3141 (REI)





Price: \$390,000 Method: Auction Sale Date: 22/02/2020

Property Type: Apartment

Agent Comments



5/299 Dandenong Rd PRAHRAN 3181 (REI)





Price: \$383,500 Method: Auction Sale Date: 15/02/2020 Property Type: Apartment **Agent Comments**

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



