

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

15/27 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$600,000

&

\$640,000

Median sale price

Median price \$622,500

Property Type Unit

Suburb Windsor

Period - From 01/07/2021

to

30/06/2022

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	6/58 Sutherland Rd ARMADALE 3143	\$650,000	31/05/2022
2	3/402 Toorak Rd TOORAK 3142	\$638,000	09/07/2022
3	10/5 Gooch St PRAHRAN 3181	\$636,000	18/06/2022

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:

25/08/2022 17:19



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/58 Sutherland Rd ARMADALE 3143 (VG)

2 - -

Price: \$650,000

Method: Sale

Date: 31/05/2022

Property Type: Strata Unit/Flat

Agent Comments

Older style apartment. Similar size and block.



3/402 Toorak Rd TOORAK 3142 (REI)

2 1 1

Price: \$638,000

Method: Auction Sale

Date: 09/07/2022

Property Type: Apartment

Agent Comments

2 bedrooms, 1 bathroom and parking space. Similar size internally.



10/5 Gooch St PRAHRAN 3181 (REI/VG)

2 1 1

Price: \$636,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Unit

Agent Comments

Within 400m of the apartment. 2 bedrooms, 1 bathroom and parking space. Similar size internally.