

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

9/28 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Single price \$370,000

Median sale price

Median price \$506,250

House

Unit

X

Suburb

Windsor

Period - From 01/07/2017

to

30/09/2017

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	6/4 Normanby St WINDSOR 3181	\$360,000	14/10/2017
2	3/75 Westbury St ST KILDA EAST 3183	\$360,000	18/11/2017
3	3/24 The Avenue WINDSOR 3181	\$357,000	15/07/2017

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$370,000
Median Unit Price
September quarter 2017: \$506,250

Comparable Properties



6/4 Normanby St WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$360,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 3
Property Type: Apartment



3/75 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$360,000
Method: Private Sale
Date: 18/11/2017
Rooms: -
Property Type: Apartment



3/24 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$357,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: Apartment