

# 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

17/10 Williams Road, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000

&

\$630,000

### Median sale price

Median price \$620,000

Property Type Unit

Suburb Windsor

Period - From 01/10/2021

to 30/09/2022

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	16/256 Williams Rd TOORAK 3142	\$625,000	07/09/2022
2	8/272 Williams Rd TOORAK 3142	\$615,000	10/09/2022
3	4/6 Williams Rd PRAHRAN 3181	\$605,000	09/11/2022

**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:

26/11/2022 14:14

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**Indicative Selling Price**

\$575,000 - \$630,000

**Median Unit Price**

Year ending September 2022: \$620,000



 2  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**16/256 Williams Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 07/09/2022

**Property Type:** Apartment



**8/272 Williams Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$615,000

**Method:** Auction Sale

**Date:** 10/09/2022

**Property Type:** Apartment



**4/6 Williams Rd PRAHRAN 3181 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$605,000

**Method:** Sold Before Auction

**Date:** 09/11/2022

**Property Type:** Unit