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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$575,000		&		\$630,000			
Median sale pi	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/10/2021	to	30/09/2022		So	urce	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.

Add	dress 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



17/10 Williams Road, Windsor Vic 3181

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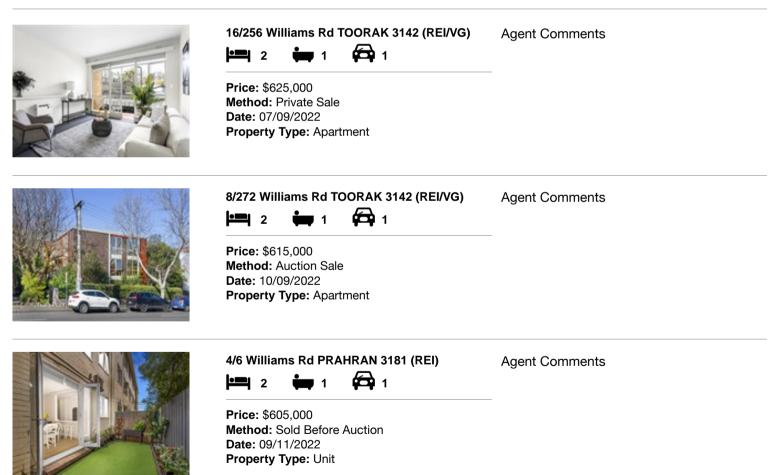




Property Type: Apartment Agent Comments Sarah Risteski 9645 9699 0406771128 sarah@whitefoxrealestate.com.au

Indicative Selling Price \$575,000 - \$630,000 Median Unit Price Year ending September 2022: \$620,000

Comparable Properties



Account - Whitefox Real Estate | P: 96459699



propertydata

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