Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/11 Wrexham Road, Windsor Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betweer	n \$530,000		&		\$580,000	C		
Median sale p	rice							
Median price	\$549,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/01/2024	to	31/12/2024		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	9/7 The Avenue WINDSOR 3181	\$540,000	10/12/2024	
2	9/354 Toorak Rd SOUTH YARRA 3141	\$580,000	07/12/2024	
3	3/32 The Avenue WINDSOR 3181	\$555,000	16/11/2024	

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:

03/02/2025 10:59









Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$530,000 - \$580,000 Median Unit Price Year ending December 2024: \$549,000

Comparable Properties

	9/7 The Avenue WINDSOR 3181 (VG)	Agent Comments	
	1 - 1 2 1 - 1 - 1		
	Price: \$540,000		
	Method: Sale Date: 10/12/2024		
	Property Type: Strata Unit/Flat		
	9/354 Toorak Rd SOUTH YARRA 3141 (REI)	Agent Comments	
	1 2 1 1	-	
See In Sec	Price: \$580,000		
	Method: Auction Sale		
	Date: 07/12/2024 Property Type: Apartment		
	Fiopenty Type. Apartment		
4/2	3/32 The Avenue WINDSOR 3181 (VG)	Agent Comments	
	🍋 2 🖕 - 🋱 -		
Surmer 1	B 1 4555 000		
	Price: \$555,000 Method: Sale		
	Date: 16/11/2024		
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Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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