

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

17/17 ELLESMERE ROAD WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$345,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Windsor

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

7/17 ELLESMERE ROAD WINDSOR VIC 3181	\$350,000	13-Jan-25
13/24 THE AVENUE WINDSOR VIC 3181	\$340,000	17-Sep-24
1001/15 CLIFTON STREET PRAHRAN VIC 3181	\$366,000	16-Nov-24

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 6 months.~~

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7/17 ELLESMERE ROAD WINDSOR VIC 3181

Sold Price

^{RS} **\$350,000**

Sold Date

13-Jan-25

1 1 1

Distance

0km



13/24 THE AVENUE WINDSOR VIC 3181

Sold Price

\$340,000

Sold Date

17-Sep-24

1 1 -

Distance

0.25km



1001/15 CLIFTON STREET PRAHRAN VIC 3181

Sold Price

\$366,000

Sold Date

16-Nov-24

1 1 1

Distance

0.83km

RS = Recent sale **UN** = Undisclosed Sale

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