

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	4/16 Lewisham Road, Windsor Vic 3181
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Indicative selling price

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

Range between	\$390,000	&	\$429,000
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Median sale price

Median price	\$485,000	House		Unit	X	Suburb	Windsor
Period - From	01/10/2017	to	30/09/2018	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	4/8 Charles St PRAHRAN 3181	\$420,000	21/06/2018
2	8/330 High St PRAHRAN 3181	\$417,000	16/06/2018
3	310/270 High St WINDSOR 3181	\$405,000	15/05/2018

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
\$390,000 - \$429,000
Median Unit Price
Year ending September 2018: \$485,000

Comparable Properties



4/8 Charles St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$420,000
Method: Private Sale
Date: 21/06/2018
Rooms: -
Property Type: Apartment



8/330 High St PRAHRAN 3181 (REI)

Agent Comments

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Price: \$417,000
Method: Sold Before Auction
Date: 16/06/2018
Rooms: -
Property Type: Apartment



310/270 High St WINDSOR 3181 (REI/VG)

Agent Comments

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Price: \$405,000
Method: Private Sale
Date: 15/05/2018
Rooms: -
Property Type: Apartment