

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

2/1 Wrexham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$320,000

&

\$350,000

Median sale price

Median price \$487,500

Property Type Unit

Suburb Windsor

Period - From 01/10/2019

to 31/12/2019

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	9/34 Crimea St ST KILDA 3182	\$333,500	23/11/2019
2	7/48 Sutherland Rd ARMADALE 3143	\$330,000	09/12/2019
3	1/5-9 Fulton St ST KILDA EAST 3183	\$320,000	18/12/2019

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:

11/02/2020 12:14



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

December quarter 2019: \$487,500

Comparable Properties



9/34 Crimea St ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$333,500

Method: Auction Sale

Date: 23/11/2019

Property Type: Apartment



7/48 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments

1 1 -

Price: \$330,000

Method: Private Sale

Date: 09/12/2019

Property Type: Apartment



1/5-9 Fulton St ST KILDA EAST 3183 (REI)

Agent Comments

1 1 -

Price: \$320,000

Method: Auction Sale

Date: 18/12/2019

Property Type: Apartment