

## 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

4/5 Lewisham Road Windsor VIC 3181

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Windsor

Period-from

01 Dec 2019

to

30 Nov 2020

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 16/36 Brighton Road Balaclava VIC 3183 | \$485,000 | 01-Aug-20 |
| 14/44 Fitzroy Street St Kilda VIC 3182 | \$497,000 | 13-Nov-20 |
| 9/28 Dalgety Street St Kilda VIC 3182  | \$527,000 | 22-Oct-20 |

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.~~

This Statement of Information was prepared on: 16 December 2020



**16/36 Brighton Road Balaclava VIC 3183**

Sold Price

**\$485,000**

Sold Date **01-Aug-20**



1



1



1

Distance

**1.83km**



**14/44 Fitzroy Street St Kilda VIC 3182**

Sold Price

<sup>RS</sup> **\$497,000**

Sold Date **13-Nov-20**



1



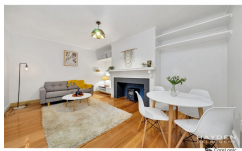
1



1

Distance

**1.98km**



**9/28 Dalgety Street St Kilda VIC 3182**

Sold Price

**\$527,000**

Sold Date **22-Oct-20**



1



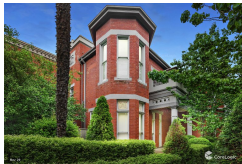
1



1

Distance

**1.65km**



**3/5 Lewisham Road Windsor VIC 3181**

Sold Price

<sup>RS</sup>

-

Sold Date **17-Nov-20**



1



1



1

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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