

# 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 3/16 Lewisham Road, Windsor 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 \$420,000 & \$460,000

### Median sale price

Median price \$580,000 Property type Unit Suburb Windsor

Period - From 29/09/2019 to 29/09/2020 Source Realestate.com.au

### 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. 6/35A Grandview Grove, Prahran, Vic 3181	\$445,000	04/07/2020
2. 12/4 Rae Court, Windsor, Vic 3081	\$455,000	13/05/2020
3. 6/2 Jessamine Avenue, Vic 3081	\$425,000	16/05/2020

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: 15/10/2020