

# 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

11 Williams 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)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,455,000 Property Type House Suburb Windsor

Period - From 01/10/2020 to 31/12/2020 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	12 Mary St WINDSOR 3181	\$2,035,000	16/12/2020
2	82 Alfred St PRAHRAN 3181	\$1,960,000	14/11/2020
3	17 Andrew St WINDSOR 3181	\$1,815,000	05/12/2020

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:

13/02/2021 09:17

Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

December quarter 2020: \$1,455,000



3   2   3

**Property Type:** Strata Unit/Flat

**Land Size:** 572 sqm approx

Agent Comments

## Comparable Properties



**12 Mary St WINDSOR 3181 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$2,035,000

**Method:** Private Sale

**Date:** 16/12/2020

**Property Type:** House

**Land Size:** 334 sqm approx



**82 Alfred St PRAHRAN 3181 (REI)**

Agent Comments

3   2   2

**Price:** \$1,960,000

**Method:** Auction Sale

**Date:** 14/11/2020

**Property Type:** House



**17 Andrew St WINDSOR 3181 (REI)**

Agent Comments

3   1   1

**Price:** \$1,815,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** House (Res)

**Land Size:** 306 sqm approx