

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

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

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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