

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

9/17 ELLESMERE ROAD WINDSOR VIC 3181

Indicative selling price

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

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,500

Property type

Unit

Suburb

Windsor

Period-from

01 Jan 2024

to

31 Dec 2024

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

12/209 DANDENONG ROAD WINDSOR VIC 3181	\$370,000	23-Dec-24
111/2A HENRY STREET WINDSOR VIC 3181	\$355,000	09-Dec-24
4/28 WYNNSTAY ROAD PRAHRAN VIC 3181	\$376,000	14-Sep-24

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: 09 January 2025

Kay Lim

P 03 8686 8388

M 0433 836 311

E kay.lim@areal.com.au



**12/209 DANDENONG ROAD
WINDSOR VIC 3181**

1 1 1

Sold Price ^{RS} **\$370,000** ^{UN} Sold Date **23-Dec-24**

Distance **0.33km**



**111/2A HENRY STREET WINDSOR
VIC 3181**

1 1 1

Sold Price ^{RS} **\$355,000** Sold Date **09-Dec-24**

Distance **1.51km**



**4/28 WYNNSTAY ROAD PRAHRAN
VIC 3181**

1 1 1

Sold Price **\$376,000** Sold Date **14-Sep-24**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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