

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	16/43 Williams Road, Windsor Vic 3181
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$460,000	&	\$506,000
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Median sale price

Median price	\$473,500	House		Unit	X	Suburb	Windsor
Period - From	01/04/2017	to	31/03/2018	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	17/43 Williams Rd WINDSOR 3181	\$490,000	06/04/2018
2	3/28 Elgin Av ARMADALE 3143	\$490,000	10/02/2018
3	18/209 Dandenong Rd WINDSOR 3181	\$480,000	07/02/2018

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.



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$460,000 - \$506,000
Median Unit Price
Year ending March 2018: \$473,500

Comparable Properties



17/43 Williams Rd WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$490,000
Method: Sold Before Auction
Date: 06/04/2018
Rooms: -
Property Type: Apartment



3/28 Elgin Av ARMADALE 3143 (REI/VG)

Agent Comments

2 1 -

Price: \$490,000
Method: Auction Sale
Date: 10/02/2018
Rooms: -
Property Type: Unit



18/209 Dandenong Rd WINDSOR 3181 (VG)

Agent Comments

2 - -

Price: \$480,000
Method: Sale
Date: 07/02/2018
Rooms: -
Property Type: Strata Unit/Flat