

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 2 Ellesmere Road, Windsor Vic 3181

Indicative selling price

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

Range between \$2,010,000 & \$2,100,000

Median sale price

Median price \$1,830,000 Property type House Suburb Windsor

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
254 Alma Road, Caulfield North	\$2,100,000	09/04/2022
4 David Lane, Windsor	\$2,000,000	09/04/2022
26 Albion Street, South Yarra	\$2,080,000	11/12/2021

This Statement of Information was prepared on: 7 June 2022