

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

36 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Windsor

Period - From

01/10/2023

to

30/09/2024

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	62 Duke St WINDSOR 3181	\$1,373,000	29/10/2024
2	10 Nicholson St SOUTH YARRA 3141	\$1,350,000	26/10/2024
3	8 Dixon St PRAHRAN 3181	\$1,300,000	14/09/2024

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:

22/11/2024 15:49

36 Lewisham Road, Windsor Vic 3181



Isabella Maxwell
03 9509 0411
0415 531 814

isabella.maxwell@belleproperty.com

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending September 2024: \$1,500,000



2 1 0

Rooms: 4

Property Type: House (Res)

Land Size: 167 sqm approx

Agent Comments

Comparable Properties



62 Duke St WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,373,000

Method: Private Sale

Date: 29/10/2024

Property Type: House



10 Nicholson St SOUTH YARRA 3141 (REI)

Agent Comments

3 1 -

Price: \$1,350,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 162 sqm approx



8 Dixon St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,300,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 148 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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