

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

8/43 WILLIAMS 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Windsor

Period-from

01 Sep 2023

to

31 Aug 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

6/43 WILLIAMS ROAD WINDSOR VIC 3181	\$549,000	03-Mar-24
7/4A WANDO GROVE ST KILDA EAST VIC 3183	\$526,000	01-Aug-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: 01 September 2024

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**6/43 WILLIAMS ROAD WINDSOR
 VIC 3181**

2 1 1

Sold Price **\$549,000** Sold Date **03-Mar-24**

Distance **0km**



**7/4A WANDO GROVE ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price ^{RS} **\$526,000** Sold Date **01-Aug-24**

Distance **0.86km**

RS = Recent sale **UN** = Undisclosed Sale

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