

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

2/25 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

or range
between

\$400,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Windsor

Period-from

01 Apr 2022

to

31 Mar 2023

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

2/46 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$430,000	17-Nov-22

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.

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**2/46 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

 1  1  1

Sold Price **\$430,000** Sold Date **17-Nov-22**

Distance **1.03km**

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

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