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

1/21 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Single price | $695,000

Median sale price

| Median price | $582,000 | Property Type | Unit | Suburb | Windsor |
| Period - From | 01/01/2022 | to | 31/12/2022 | 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	1/29 Coolullah Av SOUTH YARRA 3141	$692,000	31/01/2023
2	6/38 Northcote Rd ARMADALE 3143	$687,500	14/10/2022
3	14/17-19 Armadale St ARMADALE 3143	$680,000	22/02/2023

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: | 25/03/2023 16:54

CONSUMER AFFAIRS VICTORIA

1/21 Lewisham Road, Windsor Vic 3181

Andrew James
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2 **1** **1**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$695,000
Median Unit Price
Year ending December 2022: $582,000

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Comparable Properties

1/29 Coolullah Av SOUTH YARRA 3141 (REI/VG)

2 **1** **1**

Price: $692,000
Method: Sold Before Auction
Date: 31/01/2023
Property Type: Apartment

Agent Comments

6/38 Northcote Rd ARMADALE 3143 (REI/VG)

2 **1** **1**

Price: $687,500
Method: Sold Before Auction
Date: 14/10/2022
Property Type: Unit

Agent Comments

14/17-19 Armadale St ARMADALE 3143 (REI)

2 **1** **1**

Price: $680,000
Method: Sold Before Auction
Date: 22/02/2023
Property Type: Apartment

Agent Comments

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