

# 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](http://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

1/21 Lewisham Road, Windsor Vic 3181



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**Indicative Selling Price**

\$695,000

**Median Unit Price**

Year ending December 2022: \$582,000



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



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

**Agent Comments**



**Price:** \$692,000

**Method:** Sold Before Auction

**Date:** 31/01/2023

**Property Type:** Apartment



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

**Agent Comments**



**Price:** \$687,500

**Method:** Sold Before Auction

**Date:** 14/10/2022

**Property Type:** Unit



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

**Agent Comments**



**Price:** \$680,000

**Method:** Sold Before Auction

**Date:** 22/02/2023

**Property Type:** Apartment

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



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