

# 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

8/11 Wrexham 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)

Range between \$530,000 & \$560,000

### Median sale price

Median price \$549,000 Property Type Unit Suburb Windsor

Period - From 01/01/2024 to 31/12/2024 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 | 18/14 The Avenue WINDSOR 3181  | \$530,000 | 12/12/2024   |
| 2 | 3/32 The Avenue WINDSOR 3181   | \$555,000 | 16/11/2024   |
| 3 | 14/14 Newry St WINDSOR 3181    | \$560,000 | 09/11/2024   |

**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:

13/02/2025 11:10



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**18/14 The Avenue WINDSOR 3181 (REI)**

[Agent Comments](#)



**Price:** \$530,000

**Method:** Sold Before Auction

**Date:** 12/12/2024

**Property Type:** Apartment



**3/32 The Avenue WINDSOR 3181 (VG)**

[Agent Comments](#)



**Price:** \$555,000

**Method:** Sale

**Date:** 16/11/2024

**Property Type:** Strata Unit/Flat



**14/14 Newry St WINDSOR 3181 (REI/VG)**

[Agent Comments](#)



**Price:** \$560,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** Apartment