

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

17 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,710,500

Property Type House

Suburb Windsor

Period - From 01/10/2021

to

31/12/2021

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	26 Newry St WINDSOR 3181	\$2,075,000	12/03/2022
2	6 Kelvin Ct PRAHRAN 3181	\$2,075,000	13/12/2021
3	40 Andrew St WINDSOR 3181	\$1,901,000	17/02/2022

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:

17/03/2022 09:23

17 Lewisham Road, Windsor Vic 3181

Walter Summons

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

December quarter 2021: \$1,710,500



 4  2  2

Rooms: 6

Property Type: House (Res)

Land Size: 355 sqm approx

Agent Comments

Comparable Properties



26 Newry St WINDSOR 3181 (REI)

Agent Comments

 3  2  1

Price: \$2,075,000

Method: Auction Sale

Date: 12/03/2022

Property Type: House (Res)



6 Kelvin Ct PRAHRAN 3181 (REI/VG)

Agent Comments

 4  3  -

Price: \$2,075,000

Method: Private Sale

Date: 13/12/2021

Property Type: House

Land Size: 260 sqm approx

40 Andrew St WINDSOR 3181 (REI)

Agent Comments

 3  1  -

Price: \$1,901,000

Method: Sold Before Auction

Date: 17/02/2022

Property Type: House (Res)

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