

## 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	9/45 Williams Road, Windsor Vic 3181
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$600,000	&	\$660,000
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#### Median sale price

Median price	\$550,000	House		Unit	X	Suburb	Windsor
Period - From	01/01/2017	to	31/12/2017	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	1/26 Grandview Gr PRAHRAN 3181	\$650,000	30/08/2017
2	2/6 Williams Rd PRAHRAN 3181	\$635,000	21/12/2017
3	4/15 Wrexham Rd WINDSOR 3181	\$610,000	09/12/2017

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.



2 1 2

**Rooms:**  
**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

Year ending December 2017: \$550,000

## Comparable Properties



**1/26 Grandview Gr PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 30/08/2017

**Rooms:** 3

**Property Type:** Apartment



**2/6 Williams Rd PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 2

**Price:** \$635,000

**Method:** Private Sale

**Date:** 21/12/2017

**Rooms:** -

**Property Type:** Apartment



**4/15 Wrexham Rd WINDSOR 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$610,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** 4

**Property Type:** Apartment