

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

6/11 LEWISHAM ROAD WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Windsor

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

12/77 WESTBURY STREET ST KILDA EAST VIC 3183	\$387,500	02-May-23
7/2 MADDOCK STREET WINDSOR VIC 3181	\$400,000	04-Apr-23
105/25 GERTRUDE STREET WINDSOR VIC 3181	\$400,000	17-May-23

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 6 months.

This Statement of Information was prepared on: 27 July 2023

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**12/77 WESTBURY STREET ST
KILDA EAST VIC 3183**

1 1 1

Sold Price

^{RS} **\$387,500** Sold Date **02-May-23**

Distance **0.83km**



**7/2 MADDOCK STREET WINDSOR
VIC 3181**

1 1 1

Sold Price

\$400,000 Sold Date **04-Apr-23**

Distance **0.6km**



**105/25 GERTRUDE STREET
WINDSOR VIC 3181**

1 1 1

Sold Price

Sold Date **17-May-23**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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