

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

9/17 ELLESMERE 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

&

\$423,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

Windsor

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/17 ELLESMERE ROAD WINDSOR VIC 3181	\$406,000	03-Sep-24
205/8 BANGS STREET PRAHRAN VIC 3181	\$420,000	10-Jul-24
209/201 HIGH STREET PRAHRAN VIC 3181	\$400,000	02-Sep-24

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: 28 November 2024

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**2/17 ELLESMERE ROAD WINDSOR
VIC 3181**

Sold Price ^{RS} **\$406,000** ^{UN} Sold Date **03-Sep-24**

1 1 1

Distance **0km**

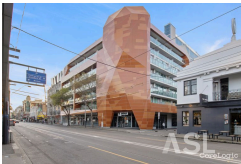


**205/8 BANGS STREET PRAHRAN
VIC 3181**

Sold Price **\$420,000** Sold Date **10-Jul-24**

1 1 1

Distance **0.7km**



**209/201 HIGH STREET PRAHRAN
VIC 3181**

Sold Price **\$400,000** Sold Date **02-Sep-24**

1 1 1

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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