

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 16/17 ELLESMERE ROAD, WINDSOR VIC 3181

Indicative selling price

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

Single price: \$330,000

Median sale price

Median price \$372,500 Property type UNITS Suburb WINDSOR VIC 3181
Period – From 10/06/2021 to 10/06/2022 Source www.realestate.com.au

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

217/15 CLIFTON STREET, PRAHRAN VIC 3181	\$345,000	30/03/2022
9/7 CARDIGAN STREET, ST KILDA EAST VIC 3183	\$335,000	15/03/2022
103/344 ORRONG ROAD, CAULFILED NORTH VIC 3161	\$330,000	21/12/2021

This Statement of Information was prepared on:

10/06/2022