

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

4/11 Wrexham Road, Windsor Vic 3181

Indicative selling price

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

Range between

\$650,000

&

\$695,000

Median sale price

Median price

\$492,000

Property Type

Unit

Suburb

Windsor

Period - From

01/04/2021

to

30/06/2021

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	5/11 Wrexham Rd WINDSOR 3181	\$680,000	21/09/2021
2	17/7-9 Irving Av PRAHRAN 3181	\$658,000	10/09/2021
3	2/501 Orrong Rd ARMADALE 3143	\$710,000	11/08/2021

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:

30/09/2021 09:13

4/11 Wrexham Road, Windsor Vic 3181

Walter Summons

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Indicative Selling Price

\$650,000 - \$695,000

Median Unit Price

June quarter 2021: \$492,000



2 1 1

Rooms: 4

Property Type: Flat

Land Size: 85 sqm approx

Agent Comments

Comparable Properties



5/11 Wrexham Rd WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Private Sale

Date: 21/09/2021

Property Type: Apartment



17/7-9 Irving Av PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$658,000

Method: Private Sale

Date: 10/09/2021

Property Type: Apartment



2/501 Orrong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 2 1

Price: \$710,000

Method: Sold Before Auction

Date: 11/08/2021

Property Type: Apartment

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