

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/3 Ellesmere Road Windsor 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 \$360,000 & \$390,000

Median sale price

Median price 640,000 Property type Apartment Suburb Windsor

Period - From 1/10/21 to 31/12/21 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
17/311 Dandenong Road Prahran	\$370,000	25/10/21
5/9 The Avenue Windsor	\$376,000	8/11/21
10/26 Wynstay Rd Prahran	\$381,000	8/12/21

This Statement of Information was prepared on: 1/02/2022

Date