

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

17/17 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Windsor

Period-from

01 Dec 2021

to

30 Nov 2022

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

16/17 ELLESMERE ROAD WINDSOR VIC 3181	\$322,000	31-Jul-22
8/18 NORMANBY STREET WINDSOR VIC 3181	\$351,000	24-Aug-22
313/15 CLIFTON STREET PRAHRAN VIC 3181	\$360,000	25-Oct-22

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.~~

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16/17 ELLESMERE ROAD WINDSOR VIC 3181 Sold Price **\$322,000** Sold Date **31-Jul-22**

1 1 1

Distance **0km**



8/18 NORMANBY STREET WINDSOR VIC 3181 Sold Price **\$351,000** Sold Date **24-Aug-22**

1 1 1

Distance **0.33km**



313/15 CLIFTON STREET PRAHRAN VIC 3181 Sold Price ^{RS} **\$360,000** Sold Date **25-Oct-22**

1 1 1

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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