

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

26 Normanby Place, Windsor Vic 3181

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$455,000

Property Type

Unit

Suburb

Windsor

Period - From

01/07/2020

to

30/09/2020

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	2/17 Williams Rd PRAHRAN 3181	\$875,000	12/12/2020
2	3/60 Lewisham Rd WINDSOR 3181	\$853,000	12/12/2020
3			

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:

11/01/2021 15:08



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$795,000

Median Unit Price

September quarter 2020: \$455,000

Comparable Properties



2/17 Williams Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$875,000

Method: Auction Sale

Date: 12/12/2020

Property Type: Townhouse (Res)



3/60 Lewisham Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$853,000

Method: Auction Sale

Date: 12/12/2020

Rooms: 4

Property Type: Apartment

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.