

## 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

24 Wrexham Road, Windsor Vic 3181

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,158,000

#### Median sale price

Median price \$1,400,000

House

X

Unit

Suburb Windsor

Period - From 01/10/2018

to 31/12/2018

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	110 Bendigo St PRAHRAN 3181	\$1,282,500	22/09/2018
2	5 St John St WINDSOR 3181	\$1,275,000	24/11/2018
3	25 Hornby St WINDSOR 3181	\$1,130,000	27/10/2018

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.



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**Rooms:**

**Property Type:** House (Res)

**Land Size:** 217 sqm approx

Agent Comments

## Comparable Properties



**110 Bendigo St PRAHRAN 3181 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,282,500

**Method:** Auction Sale

**Date:** 22/09/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 248 sqm approx



**5 St John St WINDSOR 3181 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,275,000

**Method:** Private Sale

**Date:** 24/11/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 162 sqm approx



**25 Hornby St WINDSOR 3181 (REI/VG)**

Agent Comments

3 2 -

**Price:** \$1,130,000

**Method:** Auction Sale

**Date:** 27/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 201 sqm approx