

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 12/11 Wrexham Road, Windsor Vic 3181

Indicative selling price

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

Single price \$735,000

Median sale price

Median price \$536,500 House Unit X Suburb Windsor

Period - From 01/01/2018 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	10/18 Grandview Gr PRAHRAN 3181	\$740,000	13/10/2018
2	16/47 Denbigh Rd ARMADALE 3143	\$716,000	16/02/2019
3	7/31 Upton Rd WINDSOR 3181	\$681,000	16/03/2019

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



10/18 Grandview Gr PRAHRAN 3181 (REI/VG) **Agent Comments**

2 1 1

Price: \$740,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: Apartment



16/47 Denbigh Rd ARMADALE 3143 (REI) **Agent Comments**

2 1 1

Price: \$716,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: Apartment



7/31 Upton Rd WINDSOR 3181 (REI) **Agent Comments**

2 1 1

Price: \$681,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: Apartment