hockingstuart

Andrew James 03 9509 0411 0411 420 788

ajames@hockingstuart.com.au

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

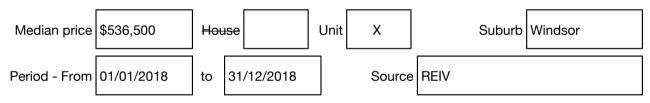
12/11 Wrexham Road, Windsor Vic 3181

Indicative selling price

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

Single price \$735,000

Median sale price



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.

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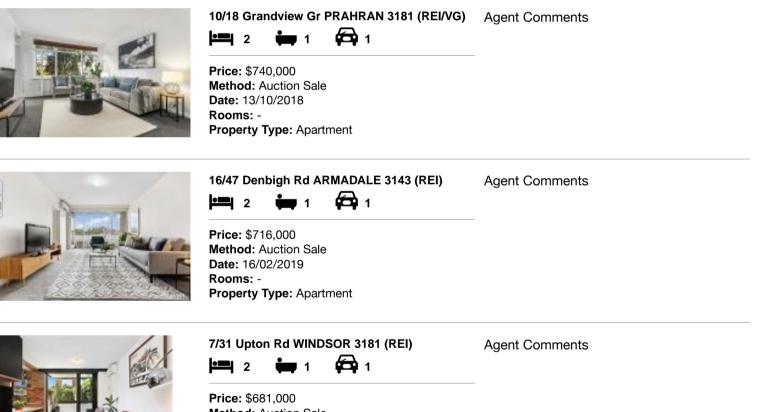




Rooms: Property Type: Apartment Agent Comments Andrew James 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

Indicative Selling Price \$735,000 Median Unit Price Year ending December 2018: \$536,500

Comparable Properties



Method: Auction Sale Date: 16/03/2019 Rooms: -Property Type: Apartment

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