

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 9/19 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)

Range between \$350,000 & \$385,000

Median sale price

(*Delete house or unit as applicable)

Median price \$451,250 ~~*House~~ *Unit X Suburb Windsor

Period - From 01/10/2017 to 31/12/2017 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/263 Dandenong Rd PRAHRAN 3181	\$405,000	09/12/2017
309/15 Clifton St PRAHRAN 3181	\$371,000	28/02/2018
9/28 Lewisham Rd WINDSOR 3181	\$365,000	19/12/2017