

# 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 16/1 Wrexham Road, Windsor VIC 3148

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$330,000 & \$ 360,000

## Median sale price

Median price \$455,000 Property type UNIT Suburb Windsor

Period - From 01/04/2023 to 30/06/2023 Source REIV

## Comparable property sales

**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. 6/13 Arkle Street, Prahran 3181	\$355,000	08/05/2023
2. 11/14 Tivoli Road, South Yarra 3141	\$350,000	25/05/2023
3. 6/26 The Avenue, Balaclava 3183	\$340,000	03/08/2023

This Statement of Information was prepared on:

21.09.23 at 3:33pm