

Single residential property located in the Melbourne metropolitan area

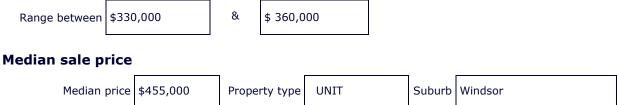
Sections 47AF of the Estate Agents Act 1980

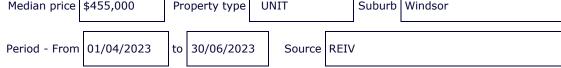
Property offered for sale

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 (*Delete single price or range as applicable)





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
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This Statement of Information was prepared on:

21.09.23 at 3:33pm