

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

11/14 Wrexham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$595,000 & \$635,000

Median sale price

Median price \$585,000 Property Type Unit Suburb Windsor

Period - From 01/04/2024 to 30/06/2024 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	7/34 Chomley St PRAHRAN 3181	\$631,000	11/05/2024
2	9/18-20 St Georges Rd ARMADALE 3143	\$640,000	20/04/2024
3	11/8 Sutherland Rd ARMADALE 3143	\$657,000	27/04/2024

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.~~

This Statement of Information was prepared on:

26/07/2024 11:33



Property Type: Apartment

Agent Comments

Comparable Properties



7/34 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$631,000

Method: Private Sale

Date: 11/05/2024

Property Type: Apartment



9/18-20 St Georges Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$640,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Unit



11/8 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$657,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Unit