

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

36a Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,525,000

Property Type House

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	58 Lewisham Rd WINDSOR 3181	\$1,060,000	02/07/2024
2	119 Williams Rd PRAHRAN 3181	\$1,088,000	18/05/2024
3	50a Vale St ST KILDA 3182	\$1,050,000	30/04/2024

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:

21/08/2024 13:10

36a Lewisham Road, Windsor Vic 3181



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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2024: \$1,525,000



Rooms: 5

Property Type:

Agent Comments

Comparable Properties



58 Lewisham Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 02/07/2024

Property Type: House



119 Williams Rd PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,088,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 181 sqm approx



50a Vale St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 30/04/2024

Property Type: House

Land Size: 187 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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