

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 1/14 Wrexham Road, Windsor VIC 3181

Indicative selling price

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

Single Price \$409,000

Median sale price

Median price \$630,000

Property type Unit

Suburb Windsor

Period - From 01/07/2023

to

30/09/2023

Source REIV

Comparable property sales

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
5/313 Dandenong Road, Prahran	\$405,000	31/10/2023
6/11 Lewisham Road, Windsor	\$410,000	04/10/2023
14/2 Maddock Street, Windsor	\$407,500	28/07/2023

This Statement of Information was prepared on: 16 December 2023