

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 2/29 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Single price \$1,795,000

Median sale price

Median price \$1,740,000 House X Unit Suburb Windsor

Period - From 01/01/2018 to 31/03/2018 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	15 Andrew St WINDSOR 3181	\$1,825,000	17/02/2018
2	1/50 Chomley St PRAHRAN 3181	\$1,730,000	23/11/2017
3	2/23 Wynnstay Rd PRAHRAN 3181	\$1,727,500	07/10/2017

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.



 3  2  3

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



15 Andrew St WINDSOR 3181 (REI)

Agent Comments

 3  2  -

Price: \$1,825,000

Method: Auction Sale

Date: 17/02/2018

Rooms: 4

Property Type: House (Res)

Land Size: 167 sqm approx



1/50 Chomley St PRAHRAN 3181 (REI)

Agent Comments

 3  2  2

Price: \$1,730,000

Method: Sold Before Auction

Date: 23/11/2017

Rooms: 6

Property Type: House (Res)



2/23 Wynnstay Rd PRAHRAN 3181 (REI)

Agent Comments

 3  2  2

Price: \$1,727,500

Method: Auction Sale

Date: 07/10/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 283 sqm approx