

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 6/17 Ellesmere Road, Windsor Vic 3181

Indicative selling price

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

Range between \$575,000 & \$600,000

Median sale price

Median price \$593,000 Property Type Unit Suburb Windsor

Period - From 01/07/2019 to 30/09/2019 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	6/23 Irving Av PRAHRAN 3181	\$580,000	19/09/2019
2	13/10 Clifton St PRAHRAN 3181	\$607,500	29/10/2019
3	407/120 High St WINDSOR 3181	\$610,000	02/07/2019

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: 04/11/2019 10:41

Lauchlan Waterfield

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0422 290 489

lwaterfield@hockingstuart.com.au

Indicative Selling Price

\$575,000 - \$600,000

Median Unit Price

September quarter 2019: \$593,000



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/23 Irving Av PRAHRAN 3181 (REI)

Agent Comments

 2  2  1

Price: \$580,000

Method: Sold Before Auction

Date: 19/09/2019

Rooms: 4

Property Type: Apartment



13/10 Clifton St PRAHRAN 3181 (REI)

Agent Comments

 2  1  1

Price: \$607,500

Method: Sale by Tender

Date: 29/10/2019

Property Type: Apartment



407/120 High St WINDSOR 3181 (REI)

Agent Comments

 2  1  1

Price: \$610,000

Method: Private Sale

Date: 02/07/2019

Property Type: Apartment