

## 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

10/27 LEWISHAM ROAD WINDSOR VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Windsor

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

13/27 LEWISHAM ROAD WINDSOR VIC 3181	\$690,000	22-Mar-23
4/27 NEWRY STREET WINDSOR VIC 3181	\$650,000	27-Feb-23
4/10 WILLIAMS ROAD PRAHRAN VIC 3181	\$645,000	07-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 10 August 2023


**13/27 LEWISHAM ROAD WINDSOR  
VIC 3181**
 2   
 1   
 1

Sold Price

**\$690,000**

Sold Date

**22-Mar-23**

Distance

**0km**

**4/27 NEWRY STREET WINDSOR  
VIC 3181**
 2   
 1   
 1

Sold Price

**\$650,000**

Sold Date

**27-Feb-23**

Distance

**0.14km**

**4/10 WILLIAMS ROAD PRAHRAN  
VIC 3181**
 2   
 1   
 1

Sold Price

**\$645,000**

Sold Date

**07-Apr-23**

Distance

**0.4km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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