

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

13/19a Ellesmere Road, Windsor Vic 3181

Indicative selling price

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

Range between \$395,000 & \$429,000

Median sale price

Median price \$510,500 Property Type Unit Suburb Windsor

Period - From 01/07/2022 to 30/06/2023 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	9/11 Donald St PRAHRAN 3181	\$435,000	21/06/2023
2	8/54 Sutherland Rd ARMADALE 3143	\$426,200	30/03/2023
3	9/54 Sutherland Rd ARMADALE 3143	\$415,000	15/06/2023

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:

16/08/2023 08:55



Property Type: Apartment

Agent Comments

Comparable Properties



9/11 Donald St PRAHRAN 3181 (REI)

Agent Comments



Price: \$435,000

Method: Sold Before Auction

Date: 21/06/2023

Property Type: Apartment



8/54 Sutherland Rd ARMADALE 3143 (REI/VG) **Agent Comments**



Price: \$426,200

Method: Sold Before Auction

Date: 30/03/2023

Property Type: Apartment

Land Size: 54 sqm approx



9/54 Sutherland Rd ARMADALE 3143 (REI/VG) **Agent Comments**



Price: \$415,000

Method: Private Sale

Date: 15/06/2023

Property Type: Apartment