

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

1C Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,455,500 Property Type House Suburb Windsor

Period - From 25/10/2022 to 24/10/2023 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	53 Raleigh St WINDSOR 3181	\$1,270,000	26/08/2023
2	47 Henry St WINDSOR 3181	\$1,225,000	14/06/2023
3	27 Peel St WINDSOR 3181	\$1,175,000	24/06/2023

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:

25/10/2023 10:10



 2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

25/10/2022 - 24/10/2023: \$1,455,500

Comparable Properties



53 Raleigh St WINDSOR 3181 (REI)

Agent Comments

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Price: \$1,270,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)



47 Henry St WINDSOR 3181 (REI/VG)

Agent Comments

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Price: \$1,225,000

Method: Private Sale

Date: 14/06/2023

Property Type: House

Land Size: 170 sqm approx



27 Peel St WINDSOR 3181 (REI/VG)

Agent Comments

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Price: \$1,175,000

Method: Private Sale

Date: 24/06/2023

Property Type: House

Land Size: 128 sqm approx

Account - Marshall White | P: 03 9822 9999