

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

2/10 WREXHAM ROAD WINDSOR VIC 3181

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Windsor

Period-from

01 May 2023

to

30 Apr 2024

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

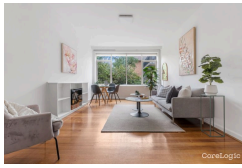
Date of sale

| | | |
|--------------------------------------|-----------|-----------|
| 3/3 RAE COURT PRAHRAN VIC 3181 | \$620,000 | 22-Nov-23 |
| 10/14 THE AVENUE WINDSOR VIC 3181 | \$600,000 | 19-Dec-23 |
| 5/14 Highbury Grove PRAHRAN VIC 3181 | \$650,000 | 18-Apr-24 |

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: 01 May 2024



3/3 RAE COURT PRAHRAN VIC 3181

 2  1  1

Sold Price

\$620,000

Sold Date **22-Nov-23**

Distance

0.21km



10/14 THE AVENUE WINDSOR VIC 3181

 2  1  1

Sold Price

\$600,000

Sold Date **19-Dec-23**

Distance

0.21km



5/14 Highbury Grove Prahran VIC 3181

 2  1  1

Sold Price

^{RS} **\$650,000**

Sold Date **18-Apr-24**

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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