

# 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

2/12 Ellesmere 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)

Range between \$725,000 & \$750,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Windsor

Period - From 01/01/2023 to 31/12/2023 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	2/60 Lewisham Rd WINDSOR 3181	\$779,000	25/11/2023
2	2/18 Grandview Gr PRAHRAN 3181	\$745,000	10/02/2024
3	1/17 The Avenue WINDSOR 3181	\$740,000	13/12/2023

**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:

22/02/2024 15:01



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$725,000 - \$750,000

**Median Unit Price**

Year ending December 2023: \$550,000

## Comparable Properties



**2/60 Lewisham Rd WINDSOR 3181 (VG)**

Agent Comments



**Price:** \$779,000

**Method:** Sale

**Date:** 25/11/2023

**Property Type:** Strata Unit/Flat



**2/18 Grandview Gr PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$745,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Apartment



**1/17 The Avenue WINDSOR 3181 (VG)**

Agent Comments



**Price:** \$740,000

**Method:** Sale

**Date:** 13/12/2023

**Property Type:** Strata Unit/Flat

**Account - Kay & Burton** | P: 03 9820 1111 | F: 03 9820 0371