## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	2/12 Ellesmere Road, Windsor Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$725,000 & \$750,000	Range between	\$725,000	&	\$750,000
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### Median sale price

Median price	\$550,000	Pro	perty 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

Add	dress 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 comparableproperties 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



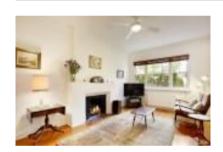
#### **KAY & BURTON**





**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)





Price: \$779,000 Method: Sale Date: 25/11/2023

Property Type: Strata Unit/Flat

**Agent Comments** 



2/18 Grandview Gr PRAHRAN 3181 (REI)







Price: \$745,000 Method: Auction Sale Date: 10/02/2024

Property Type: Apartment

Agent Comments



1/17 The Avenue WINDSOR 3181 (VG)



Price: \$740.000 Method: Sale Date: 13/12/2023

Property Type: Strata Unit/Flat

Agent Comments

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



