

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

4/16 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$565,500 Property Type Unit Suburb Windsor

Period - From 01/04/2023 to 31/03/2024 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	7/56 Chatsworth Rd PRAHRAN 3181	\$475,000	15/02/2024
2	10/2 Jessamine Av PRAHRAN 3181	\$472,000	17/04/2024
3	2/8 Williams Rd PRAHRAN 3181	\$445,000	11/04/2024

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:

02/05/2024 09:47

James Burne
9520 9020
0434 288 066

jburne@bigginScott.com.au

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

Year ending March 2024: \$565,500



1 1 1

Property Type: Apartment

Land Size: 610 sqm approx

Agent Comments

Comparable Properties



7/56 Chatsworth Rd PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$475,000

Method: Private Sale

Date: 15/02/2024

Property Type: Apartment



10/2 Jessamine Av PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$472,000

Method: Private Sale

Date: 17/04/2024

Property Type: Apartment



2/8 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

1 1 2

Price: \$445,000

Method: Sold Before Auction

Date: 11/04/2024

Property Type: Apartment