

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

78 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,460,000 Property Type House Suburb Windsor

Period - From 11/10/2022 to 10/10/2023 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	46 Banole Av PRAHRAN 3181	\$1,676,000	05/08/2023
2	15 Leila St PRAHRAN 3181	\$1,530,000	03/06/2023
3	4 Willis St PRAHRAN 3181	\$1,515,000	09/09/2023

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: 11/10/2023 17:08

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

11/10/2022 - 10/10/2023: \$1,460,000

**Property Type:** House**Land Size:** 188 sqm approx

Agent Comments

Comparable Properties

**46 Banole Av PRAHRAN 3181 (REI)****Price:** \$1,676,000**Method:** Auction Sale**Date:** 05/08/2023**Property Type:** House (Res)

Agent Comments

Located within 500m. 3 bedrooms, 1 bathroom with parking.

**15 Leila St PRAHRAN 3181 (REI/VG)****Price:** \$1,530,000**Method:** Auction Sale**Date:** 03/06/2023**Property Type:** House**Land Size:** 227 sqm approx

Agent Comments

Slightly larger land size, three bedrooms, 1 bathroom, no parking.

**4 Willis St PRAHRAN 3181 (REI)****Price:** \$1,515,000**Method:** Auction Sale**Date:** 09/09/2023**Property Type:** House (Res)

Agent Comments

Three bedroom, 2 bathrooms both properties nicely renovated.