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	4/45 Williams Road, Windsor Vic 3181

Indicative selling price

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

Single price $679,000

Median sale price

Median price $510,500 Property Type Unit Suburb Windsor

Period - From 01/07/2022 to 30/06/2023 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	13/27 Lewisham Rd WINDSOR 3181	$690,000	22/03/2023
2	9/7-9 Irving Av PRAHRAN 3181	$680,000	13/05/2023
3	1/11 The Avenue BALACLAVA 3183	$675,000	25/03/2023

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: 17/07/2023 11:39

4/45 Williams Road, Windsor Vic 3181



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$679,000
Median Unit Price
Year ending June 2023: $510,500

Comparable Properties



13/27 Lewisham Rd WINDSOR 3181 (VG)

2 - -

Price: $690,000
Method: Sale
Date: 22/03/2023
Property Type: Strata Unit/Flat

Agent Comments



9/7-9 Irving Av PRAHRAN 3181 (REI)

2 1 1

Price: $680,000
Method: Auction Sale
Date: 13/05/2023
Property Type: Unit

Agent Comments



1/11 The Avenue BALACLAVA 3183 (REI/VG)

2 1 1

Price: $675,000
Method: Sold Before Auction
Date: 25/03/2023
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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