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	2/17 Ellesmere Road, Windsor Vic 3181

Indicative selling price

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

Single price $420,000

Median sale price

Median price $585,000 Property Type Unit Suburb Windsor

Period - From 01/04/2024 to 30/06/2024 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	205/8 Bangs St PRAHRAN 3181	$420,000	22/07/2024
2	4/21 Izett St PRAHRAN 3181	$410,000	18/07/2024
3	220/87 High St PRAHRAN 3181	$400,000	12/07/2024

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: 12/08/2024 09:39

2/17 Ellesmere Road, Windsor Vic 3181



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000
Median Unit Price
June quarter 2024: $585,000

Comparable Properties



205/8 Bangs St PRAHRAN 3181 (REI)

1 1 1

Price: $420,000
Method: Private Sale
Date: 22/07/2024
Property Type: Apartment

Agent Comments



4/21 Izett St PRAHRAN 3181 (REI)

1 1 1

Price: $410,000
Method: Sold Before Auction
Date: 18/07/2024
Property Type: Unit

Agent Comments



220/87 High St PRAHRAN 3181 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 12/07/2024
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400

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