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<br>Including suburb and postcode | 11/7 Ellesmere Road, Windsor Vic 3181 |

## Indicative selling price

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

Range between $370,000 & $390,000

## Median sale price

Median price $549,500 Property Type Unit Suburb Windsor

Period - From 16/10/2023 to 15/10/2024 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 | 8/19 Ellesmere Rd WINDSOR 3181 | $383,000 | 19/09/2024 |
| 2 | 11/49 Kooyong Rd ARMADALE 3143 | $385,000 | 19/09/2024 |
| 3 | 9/33 Charnwood Rd ST KILDA 3182 | $390,000 | 20/08/2024 |

**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: 16/10/2024 16:34

# 11/7 Ellesmere Road, Windsor Vic 3181

Nicholas Kaine
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1 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$370,000 - $390,000
**Median Unit Price**
16/10/2023 - 15/10/2024: $549,500

## Comparable Properties



**8/19 Ellesmere Rd WINDSOR 3181 (REI)**

1 1 1

**Price:** $383,000
**Method:** Private Sale
**Date:** 19/09/2024
**Property Type:** Apartment

Agent Comments

Located within 1km.



**11/49 Kooyong Rd ARMADALE 3143 (REI)**

1 1 1

**Price:** $385,000
**Method:** Private Sale
**Date:** 19/09/2024
**Property Type:** Apartment

Agent Comments

1 bed, 1 bath, 1 car.



**9/33 Charnwood Rd ST KILDA 3182 (REI/VG)**

1 1 1

**Price:** $390,000
**Method:** Private Sale
**Date:** 20/08/2024
**Property Type:** Unit

Agent Comments

1 bed,1 bath,1 car.



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