

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 6/26 Lewisham Road, Windsor Vic 3181

Indicative selling price

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

Single price \$379,000

Median sale price

Median price \$569,000

Property Type Unit

Suburb Windsor

Period - From 01/10/2020

to 31/12/2020

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	8/24 Hawksburn Rd SOUTH YARRA 3141	\$380,000	02/11/2020
2	13/35 Fitzgerald St SOUTH YARRA 3141	\$375,000	28/11/2020
3	9/219 Williams Rd SOUTH YARRA 3141	\$365,000	19/03/2021

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:

10/04/2021 10:29



1 -

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$379,000

Median Unit Price
December quarter 2020: \$569,000

Comparable Properties



8/24 Hawksburn Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$380,000
Method: Sold Before Auction
Date: 02/11/2020
Property Type: Apartment



13/35 Fitzgerald St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$375,000
Method: Private Sale
Date: 28/11/2020
Rooms: 4
Property Type: Apartment



9/219 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$365,000
Method: Private Sale
Date: 19/03/2021
Property Type: Apartment