

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and postcode 9/9 The Avenue, Windsor VIC 3181

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$ or range between \$390,000 & \$420,000

## Median sale price

Median price \$555,000 Property type Apartment Suburb Windsor  
Period - From 01/01/2020 to 31/03/2020 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
12/4 Rae Court, Prahran VIC 3181	\$455,000	13/05/2020
20/20 Shirley Grove, St Kilda East VIC 3183	\$365,000	23/04/2020
20/9 The Avenue, Windsor VIC 3181	\$508,000	29/02/2020

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: 03/06/2020