

# 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

5/9 The Avenue, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$375,000

### Median sale price

Median price

\$587,500

Property Type

Unit

Suburb

Windsor

Period - From

01/04/2020

to

31/03/2021

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	3/55 Northcote Rd ARMADALE 3143	\$390,000	29/06/2021
2	12/29 Kooyong Rd ARMADALE 3143	\$385,000	01/06/2021
3	9/55 Surrey Rd SOUTH YARRA 3141	\$395,000	15/04/2021

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:

13/07/2021 15:51

Nicholas Kaine

95209000

0477555097

nkaine@biggin Scott.com.au

**Indicative Selling Price**

\$375,000

**Median Unit Price**

Year ending March 2021: \$587,500



1 1 0

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/55 Northcote Rd ARMADALE 3143 (REI)**

Agent Comments

1 1 -

**Price:** \$390,000

**Method:** Private Sale

**Date:** 29/06/2021

**Property Type:** Apartment



**12/29 Kooyong Rd ARMADALE 3143 (REI)**

Agent Comments

1 1 -

**Price:** \$385,000

**Method:** Sold Before Auction

**Date:** 01/06/2021

**Rooms:** 2

**Property Type:** Apartment



**9/55 Surrey Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

1 1 -

**Price:** \$395,000

**Method:** Private Sale

**Date:** 15/04/2021

**Property Type:** Apartment