

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

71 The Avenue, Windsor Vic 3181

Indicative selling price

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

Single price

\$1,240,000

Median sale price

Median price

\$1,455,000

Property Type

House

Suburb

Windsor

Period - From

01/01/2024

to

31/12/2024

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	4/29 Lewisham Rd WINDSOR 3181	\$1,240,000	15/02/2025
2	15 Cheel St ARMADALE 3143	\$1,250,000	06/01/2025
3	9/3 Wilks St CAULFIELD NORTH 3161	\$1,183,000	16/10/2024

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:

01/03/2025 11:42



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price
\$1,240,000

Median House Price

Year ending December 2024: \$1,455,000



3 2 2

Property Type: House
Agent Comments

Comparable Properties



4/29 Lewisham Rd WINDSOR 3181 (REI)

Agent Comments

3 2 2

Price: \$1,240,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Townhouse (Single)



15 Cheel St ARMADALE 3143 (REI/VG)

Agent Comments

3 1 1

Price: \$1,250,000
Method: Private Sale
Date: 06/01/2025
Property Type: Townhouse (Single)



9/3 Wilks St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 2

Price: \$1,183,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: Townhouse (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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