

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

7/7 The Avenue, Windsor Vic 3181

Indicative selling price

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

Single price

\$659,000

Median sale price

Median price

\$607,000

Property Type

Unit

Suburb

Windsor

Period - From

01/04/2021

to

31/03/2022

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	7/31 Nelson St BALACLAVA 3183	\$673,000	19/03/2022
2	4/4 Celeste Ct ST KILDA EAST 3183	\$672,000	14/05/2022
3	1/11 Glen Eira Av BALACLAVA 3183	\$670,000	14/05/2022

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:

06/06/2022 10:54

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Indicative Selling Price

\$659,000

Median Unit Price

Year ending March 2022: \$607,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



7/31 Nelson St BALACLAVA 3183 (REI/VG)

Agent Comments

2 2 1

Price: \$673,000

Method: Auction Sale

Date: 19/03/2022

Property Type: Apartment



4/4 Celeste Ct ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$672,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Apartment



1/11 Glen Eira Av BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$670,000

Method: Private Sale

Date: 14/05/2022

Property Type: Apartment