

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

1/30 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$900,000

&

\$990,000

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	4/4a Meadow St ST KILDA EAST 3183	\$979,999	04/08/2020
2	5/100 Commercial Rd SOUTH YARRA 3141	\$939,998	26/08/2020
3	13/41 Kooyong Rd ARMADALE 3143	\$900,000	16/11/2020

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:

27/01/2021 16:14



 3  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2020: \$569,000

Comparable Properties



4/4a Meadow St ST KILDA EAST 3183 (REI/VG) Agent Comments

 3  2  1

Price: \$979,999

Method: Sold Before Auction

Date: 04/08/2020

Property Type: Apartment



5/100 Commercial Rd SOUTH YARRA 3141 (VG) Agent Comments

 3  -  -

Price: \$939,998

Method: Sale

Date: 26/08/2020

Property Type: Strata Unit/Flat



13/41 Kooyong Rd ARMADALE 3143 (VG) Agent Comments

 3  -  -

Price: \$900,000

Method: Sale

Date: 16/11/2020

Property Type: Strata Unit/Flat