

# 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	3/23 The Avenue, Windsor Vic 3181
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#### Indicative selling price

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

Range between	\$300,000	&	\$330,000
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#### Median sale price

Median price	\$397,000	House		Unit	X	Suburb	Windsor
Period - From	01/01/2019	to	31/03/2019	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	7/52 Alma Rd ST KILDA 3182	\$320,000	16/03/2019
2	2/26 Lewisham Rd WINDSOR 3181	\$320,000	13/02/2019
3	1/36 Clarke St PRAHRAN 3181	\$320,000	04/03/2019

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.

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**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

March quarter 2019: \$397,000



1 1 1

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**7/52 Alma Rd ST KILDA 3182 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$320,000

**Method:** Private Sale

**Date:** 16/03/2019

**Rooms:** -

**Property Type:** Apartment



**2/26 Lewisham Rd WINDSOR 3181 (VG)**

Agent Comments

1 - -

**Price:** \$320,000

**Method:** Sale

**Date:** 13/02/2019

**Rooms:** -

**Property Type:** Strata Unit/Flat



**1/36 Clarke St PRAHRAN 3181 (REI/VG)**

Agent Comments

1 1 -

**Price:** \$320,000

**Method:** Private Sale

**Date:** 04/03/2019

**Rooms:** -

**Property Type:** Apartment