

# 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

15c The Avenue, Windsor Vic 3181

### Indicative selling price

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

Range between \$820,000 & \$900,000

### Median sale price

Median price \$1,400,000 Property Type House Suburb Windsor

Period - From 01/07/2024 to 30/09/2024 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	2/666 High St PRAHRAN 3181	\$820,000	08/10/2024
2	1 Newry La WINDSOR 3181	\$860,000	01/10/2024
3	27 Hyland St SOUTH YARRA 3141	\$887,500	14/09/2024

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:

14/10/2024 14:54

15c The Avenue, Windsor Vic 3181



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**Indicative Selling Price**

\$820,000 - \$900,000

**Median House Price**

September quarter 2024: \$1,400,000



2 1 1

**Property Type:** Townhouse

**Land Size:** 146 sqm approx

**Agent Comments**

## Comparable Properties



**2/666 High St PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$820,000

**Method:** Private Sale

**Date:** 08/10/2024

**Property Type:** Townhouse (Single)



**1 Newry La WINDSOR 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$860,000

**Method:** Private Sale

**Date:** 01/10/2024

**Property Type:** House



**27 Hyland St SOUTH YARRA 3141 (REI)**

**Agent Comments**

2 1 1

**Price:** \$887,500

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** Townhouse (Res)

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



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