

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

5/17-19 The Avenue Windsor VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Windsor

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

2/217 Dandenong Road Windsor VIC 3181	\$692,500	20-Feb-21
14/10 Williams Road Prahran VIC 3181	\$710,000	15-May-21
2/218 Inkerman Street St Kilda East VIC 3183	\$735,000	06-Mar-21

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 6 months.~~

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**2/217 Dandenong Road Windsor
VIC 3181**

2 1 -

Sold Price **\$692,500** Sold Date **20-Feb-21**

Distance **0.24km**



**14/10 Williams Road Prahran VIC
3181**

2 1 1

Sold Price **\$710,000** Sold Date **15-May-21**

Distance **0.47km**



**2/218 Inkerman Street St Kilda East
VIC 3183**

2 1 1

Sold Price **\$735,000** Sold Date **06-Mar-21**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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