

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

11/14 The Avenue, Windsor Vic 3181

Indicative selling price

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

Single price

\$755,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Windsor

Period - From

01/10/2021

to

31/12/2021

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	2/8 Charnwood Gr ST KILDA 3182	\$763,000	30/11/2021
2	10/15 Burnett St ST KILDA 3182	\$750,000	17/11/2021
3	5/160 Chapel St ST KILDA 3182	\$750,000	13/10/2021

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:

24/01/2022 14:46

Jesse Jones

03 9068 4850

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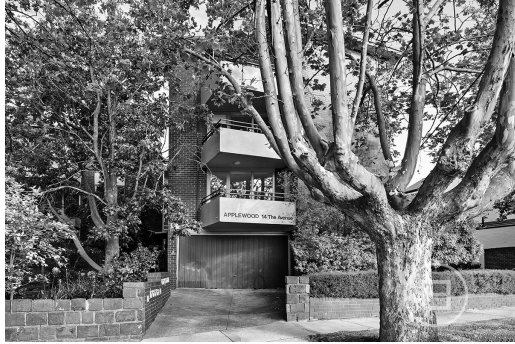
jesse@whitefoxrealestate.com.au

Indicative Selling Price

\$755,000

Median Unit Price

December quarter 2021: \$640,000



 3  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



2/8 Charnwood Gr ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$763,000

Method: Sold Before Auction

Date: 30/11/2021

Property Type: Apartment



10/15 Burnett St ST KILDA 3182 (REI/VG)

Agent Comments

 3  1  1

Price: \$750,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: Unit



5/160 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$750,000

Method: Sold Before Auction

Date: 13/10/2021

Property Type: Apartment