

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

7/58 The Avenue, Windsor Vic 3181

Indicative selling price

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

Single price \$459,000

Median sale price

Median price \$582,000

Property Type Unit

Suburb Windsor

Period - From 01/01/2022

to 31/12/2022

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	14/54 Sutherland Rd ARMADALE 3143	\$430,000	30/09/2022
2	5/213 Williams Rd SOUTH YARRA 3141	\$420,000	27/10/2022
3	2/44 Waterloo Cr ST KILDA 3182	\$410,000	05/12/2022

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:

21/03/2023 10:48



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



14/54 Sutherland Rd ARMADALE 3143
(REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 30/09/2022

Property Type: Apartment



5/213 Williams Rd SOUTH YARRA 3141
(REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 27/10/2022

Property Type: Apartment



2/44 Waterloo Cr ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 05/12/2022

Property Type: Apartment