Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4/17-19 The Avenue, Windsor Vic 3181

Indicative selling price

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

Median sale price

Median price	\$510,500	Pro	perty Type	Unit		Suburb	Windsor
Period - From	01/07/2022	to	30/06/2023	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	4/60 Lewisham Rd WINDSOR 3181	\$690,000	31/08/2023
2	3/28 The Avenue WINDSOR 3181	\$700,000	06/09/2023
3	3/12 Ellesmere Rd WINDSOR 3181	\$707,000	09/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

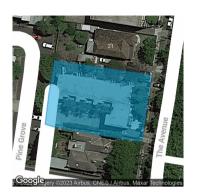
This Statement of Information was prepared on:	10/10/2023 14:33





Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending June 2023: \$510,500



Property Type: Apartment
Agent Comments

Comparable Properties



4/60 Lewisham Rd WINDSOR 3181 (REI)

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Price: \$690,000 **Method:** Private Sale **Date:** 31/08/2023

Property Type: Apartment

Agent Comments



3/28 The Avenue WINDSOR 3181 (REI)

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2

Price: \$700,000

Method: Sold Before Auction

Date: 06/09/2023 Property Type: Unit **Agent Comments**



3/12 Ellesmere Rd WINDSOR 3181 (REI)





Price: \$707,000 **Method:** Private Sale **Date:** 09/09/2023

Property Type: Apartment

Agent Comments

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



