

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

40b Windsor Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,780,000

Property Type House

Suburb Mckinnon

Period - From 01/01/2021

to 31/03/2021

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	25a Campbell St BENTLEIGH 3204	\$1,310,000	22/06/2021
2	10 Carlyon St ORMOND 3204	\$1,259,000	09/06/2021
3	2b Evelyn St BENTLEIGH 3204	\$1,230,000	22/05/2021

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:

29/06/2021 16:08



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Property Type: Townhouse

Agent Comments

Comparable Properties



25a Campbell St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$1,310,000

Method: Sold Before Auction

Date: 22/06/2021

Property Type: Townhouse (Single)

Land Size: 222 sqm approx



10 Carlyon St ORMOND 3204 (REI)

Agent Comments

3 2 1

Price: \$1,259,000

Method: Private Sale

Date: 09/06/2021

Property Type: House



2b Evelyn St BENTLEIGH 3204 (REI)

Agent Comments

3 2 1

Price: \$1,230,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Townhouse (Res)