

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

8/4 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$577,000 Property Type Unit Suburb Windsor

Period - From 01/07/2023 to 30/06/2024 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	2/17 Ellesmere Rd WINDSOR 3181	\$406,000	05/09/2024
2	5/2 King St PRAHRAN 3181	\$385,000	25/07/2024
3	205/8 Bangs St PRAHRAN 3181	\$420,000	22/07/2024

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:

27/09/2024 10:19



Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



2/17 Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$406,000

Method: Private Sale

Date: 05/09/2024

Property Type: Apartment



5/2 King St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 25/07/2024

Property Type: Unit



205/8 Bangs St PRAHRAN 3181 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 22/07/2024

Property Type: Apartment