Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/4 The Avenue, Windsor Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$385,000		&		\$420,000			
Median sale pr	rice							
Median price	\$577,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Add	dress 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



8/4 The Avenue, Windsor Vic 3181







Rooms: 3 Property Type: Unit Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$385,000 - \$420,000 Median Unit Price Year ending June 2024: \$577,000

Comparable Properties



2/17 Ellesmere Rd WINDSOR 3181 (REI)



Price: \$406,000 Method: Private Sale Date: 05/09/2024 Property Type: Apartment Agent Comments

Agent Comments



Price: \$385,000 Method: Private Sale Date: 25/07/2024

Property Type: Unit

1

205/8 Bangs St PRAHRAN 3181 (REI)

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

'⇔ -



Agent Comments



Price: \$420,000 Method: Private Sale Date: 22/07/2024 Property Type: Apartment

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





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