

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

18/32 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$1,501,000 Property Type House Suburb Windsor

Period - From 01/01/2020 to 31/12/2020 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	14/17-19 The Avenue WINDSOR 3181	\$630,000	10/11/2020
2	8/27 Newry St WINDSOR 3181	\$618,000	02/02/2021
3	12/28 The Avenue WINDSOR 3181	\$590,000	23/01/2021

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:

13/04/2021 17:16

18/32 The Avenue, Windsor Vic 3181

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Indicative Selling Price

\$580,000 - \$630,000

Median House Price

Year ending December 2020: \$1,501,000



Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties

14/17-19 The Avenue WINDSOR 3181 (VG)

Agent Comments



Price: \$630,000

Method: Sale

Date: 10/11/2020

Property Type: Strata Unit/Flat



8/27 Newry St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$618,000

Method: Sold Before Auction

Date: 02/02/2021

Property Type: Apartment



12/28 The Avenue WINDSOR 3181 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 23/01/2021

Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888