

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

10/17-19 THE AVENUE WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,000

Property type

Unit

Suburb

Windsor

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

17/10 WILLIAMS ROAD PRAHRAN VIC 3181	\$630,000	06-Dec-22
27/20 ST EDMONDS ROAD PRAHRAN VIC 3181	\$585,000	18-Aug-22
5/2A RAVENS GROVE ST KILDA EAST VIC 3183	\$618,000	15-Dec-22

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 6 months.~~

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**17/10 WILLIAMS ROAD PRAHRAN
VIC 3181**

2 1 1

Sold Price

\$630,000

Sold Date **06-Dec-22**

Distance **0.48km**



**27/20 ST EDMONDS ROAD
PRAHRAN VIC 3181**

2 1 1

Sold Price

\$585,000

Sold Date **18-Aug-22**

Distance **0.75km**



**5/2A RAVENS GROVE ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

^{RS} **\$618,000**

Sold Date **15-Dec-22**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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