

Andrew Duffy + 61 3 9534 8014 + 61 427 853 034 andrew@whiting.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	5/9 The Avenue, Windsor Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$350,000	&	\$370,000

Median sale price

Median price	\$652,000	Hou	se	Unit	Х	Suburb	Windsor
Period - From	01/04/2017	to	30/06/2017		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	10/20 Cromwell Rd SOUTH YARRA 3141	\$425,000	26/08/2017
2	8/9 The Avenue WINDSOR 3181	\$410,000	08/07/2017
3	7/9 The Avenue WINDSOR 3181	\$367,000	21/09/2017

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.

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Indicative Selling Price \$350,000 - \$370,000 Median Unit Price June quarter 2017: \$652,000





Rooms:

Property Type: Land Agent Comments

Comparable Properties



10/20 Cromwell Rd SOUTH YARRA 3141 (REI)

1 1 **1 1**

Price: \$425,000 Method: Private Sale Date: 26/08/2017

Rooms: -

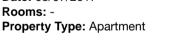
Property Type: Apartment



8/9 The Avenue WINDSOR 3181 (REI)

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Price: \$410,000 **Method:** Auction Sale **Date:** 08/07/2017











Price: \$367,000 Method: Private Sale Date: 21/09/2017

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments

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