

Andrew Duffy
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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

5/9 The Avenue, Windsor Vic 3181

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

House

Unit

X

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) **Agent Comments**



Price: \$425,000
Method: Private Sale
Date: 26/08/2017
Rooms: -
Property Type: Apartment



8/9 The Avenue WINDSOR 3181 (REI) **Agent Comments**



Price: \$410,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: Apartment



7/9 The Avenue WINDSOR 3181 (REI) **Agent Comments**



Price: \$367,000
Method: Private Sale
Date: 21/09/2017
Rooms: -
Property Type: Apartment