

# 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

16/58 The Avenue, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$526,250 Property Type Unit Suburb Windsor

Period - From 11/04/2022 to 10/04/2023 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	5/26 Clifton St PRAHRAN 3181	\$536,000	23/03/2023
2	109/242 High St WINDSOR 3181	\$532,500	08/11/2022
3	9/17-19 The Avenue WINDSOR 3181	\$511,000	06/12/2022

**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:

11/04/2023 09:51



2   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000

**Median Unit Price**  
11/04/2022 - 10/04/2023: \$526,250

## Comparable Properties



**5/26 Clifton St PRAHRAN 3181 (REI)**

**Agent Comments**

2   1   1

**Price:** \$536,000  
**Method:** Private Sale  
**Date:** 23/03/2023  
**Property Type:** Apartment



**109/242 High St WINDSOR 3181 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$532,500  
**Method:** Private Sale  
**Date:** 08/11/2022  
**Property Type:** Apartment



**9/17-19 The Avenue WINDSOR 3181 (REI)**

**Agent Comments**

2   1   1

**Price:** \$511,000  
**Method:** Private Sale  
**Date:** 06/12/2022  
**Property Type:** Apartment

**Account - RT Edgar Albert Park** | P: 03 9699 7222 | F: 03 9699 4545