

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

11/8 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$587,500

Property Type Unit

Suburb Windsor

Period - From 01/04/2020

to 31/03/2021

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	1/69 Newry St WINDSOR 3181	\$695,000	17/04/2021
2	15/378 Dandenong Rd CAULFIELD NORTH 3161	\$715,000	10/04/2021
3			

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:

06/07/2021 10:48

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Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

Year ending March 2021: \$587,500



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Property Type: Apartment

Agent Comments

Comparable Properties

1/69 Newry St WINDSOR 3181 (VG)

Agent Comments

2 - -

Price: \$695,000

Method: Sale

Date: 17/04/2021

Property Type: Strata Unit/Flat



**15/378 Dandenong Rd CAULFIELD NORTH
3161 (REI/VG)**

Agent Comments

2 2 1

Price: \$715,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Apartment

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.