

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 8/29 The Avenue, Windsor, VIC 3181

Indicative selling price

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

Single price or range between \$550,000 & \$580,000

Median sale price

Median price \$600,000 Property type Unit Suburb WINDSOR

Period - From 20/06/2021 to 20/06/2022 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 11/64 Alma Road St Kilda Vic 3182	\$565,000	2022-05-28
2 5/97 Chomley Street Prahran Vic 3181	\$585,000	2022-05-28
3 6/80 Cromwell Road South Yarra Vic 3141	\$590,000	2022-05-31

This Statement of Information was prepared on: 20/06/2022

