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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

1/8 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$880,000 & \$950,000

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	7/2 Cromwell Rd SOUTH YARRA 3141	\$910,000	15/07/2017
2	5/56 Chatsworth Rd PRAHRAN 3181	\$883,000	24/06/2017
3	403/18-30 Chatham St PRAHRAN 3181	\$925,000	17/06/2017

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

\$880,000 - \$950,000

Median Unit Price

June quarter 2017: \$652,000



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Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



7/2 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$910,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 3

Property Type: Apartment



5/56 Chatsworth Rd PRAHRAN 3181 (REI)

Agent Comments

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Price: \$883,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 3

Property Type: Apartment



403/18-30 Chatham St PRAHRAN 3181 (REI)

Agent Comments

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Price: \$925,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: Apartment