

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

8/24 The Avenue, Windsor Vic 3181

Indicative selling price

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

Single price

\$375,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Windsor

Period - From

01/10/2021

to

31/12/2021

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	2/3 Ellesmere Rd WINDSOR 3181	\$385,000	17/02/2022
2	5/9 The Avenue WINDSOR 3181	\$376,500	08/11/2021
3	206/1a Peel St WINDSOR 3181	\$375,000	04/01/2022

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:

30/03/2022 17:19

Walter Summons

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Indicative Selling Price

\$375,000

Median Unit Price

December quarter 2021: \$640,000



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Property Type: Flat

Agent Comments

Comparable Properties



2/3 Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$385,000

Method: Sold Before Auction

Date: 17/02/2022

Property Type: Apartment



5/9 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

1 1 -

Price: \$376,500

Method: Private Sale

Date: 08/11/2021

Property Type: Apartment



206/1a Peel St WINDSOR 3181 (VG)

Agent Comments

1 - -

Price: \$375,000

Method: Sale

Date: 04/01/2022

Property Type: Strata Unit/Flat

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