

# 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

15a 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 \$1,550,000

&

\$1,705,000

### Median sale price

Median price \$1,825,000

Property Type House

Suburb Windsor

Period - From 01/01/2022

to 31/03/2022

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 Godfrey Av ST KILDA EAST 3183 | \$1,707,500 | 25/05/2022   |
| 2 | 19 Linton St BALACLAVA 3183     | \$1,650,000 | 06/04/2022   |
| 3 | 187 Alma Rd ST KILDA EAST 3183  | \$1,570,000 | 12/12/2021   |

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:

08/06/2022 12:19

Jesse Jones

03 9068 4850

0434 055 212

jesse@whitefoxrealestate.com.au

**Indicative Selling Price**

\$1,550,000 - \$1,705,000

**Median House Price**

March quarter 2022: \$1,825,000



 3  2  2

**Property Type:**

**Land Size:** 390 sqm approx

**Agent Comments**

## Comparable Properties



**7 Godfrey Av ST KILDA EAST 3183 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$1,707,500

**Method:** Private Sale

**Date:** 25/05/2022

**Property Type:** House



**19 Linton St BALACLAVA 3183 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 06/04/2022

**Property Type:** House (Res)

**Land Size:** 242 sqm approx



**187 Alma Rd ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

 3  1  -

**Price:** \$1,570,000

**Method:** Auction Sale

**Date:** 12/12/2021

**Property Type:** House (Res)

**Land Size:** 275 sqm approx