

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

7/6 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$660,000

&

\$720,000

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	6/8-10 Sutherland Rd ARMADALE 3143	\$728,000	26/02/2022
2	6/16a Cromwell Rd SOUTH YARRA 3141	\$715,000	09/12/2021
3	12/13 Armadale St ARMADALE 3143	\$704,999	11/12/2021

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:

03/03/2022 10:09

Andrew James

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Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

December quarter 2021: \$640,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/8-10 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$728,000

Method: Auction Sale

Date: 26/02/2022

Property Type: Apartment



6/16a Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$715,000

Method: Sold Before Auction

Date: 09/12/2021

Property Type: Apartment



12/13 Armadale St ARMADALE 3143 (VG)

Agent Comments

2 - -

Price: \$704,999

Method: Sale

Date: 11/12/2021

Property Type: Strata Unit/Flat

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525