

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 2/24 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) (\*Delete single price or range as applicable)

Single Price \$339,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$506,250

\*Unit X

Suburb Windsor

Period - From 01.07.2017 to 30.09.2017

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/35 Fitzgerald Street, South Yarra VIC 3141	\$340,000	27.10.2017
3/31 Howitt Street, South Yarra VIC 3141	\$315,000	24.08.2017
2/219 Williams Road, South Yarra VIC 3141	\$312,000	24.10.2017