

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

3/26 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$629,750 Property Type Unit Suburb Windsor

Period - From 01/07/2023 to 30/09/2023 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	8/273 Orrong Rd ST KILDA EAST 3183	\$796,000	19/11/2023
2	32/21 Izett St PRAHRAN 3181	\$790,000	29/10/2023
3	13/26 Hughenden Rd ST KILDA EAST 3183	\$755,000	29/10/2023

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:

28/11/2023 15:02



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



8/273 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$796,000

Method: Auction Sale

Date: 19/11/2023

Property Type: Apartment



32/21 Izett St PRAHRAN 3181 (REI)

Agent Comments



Price: \$790,000

Method: Auction Sale

Date: 29/10/2023

Property Type: Apartment



13/26 Hughenden Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$755,000

Method: Auction Sale

Date: 29/10/2023

Property Type: Apartment