

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

18/14 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$566,500 Property Type Unit Suburb Windsor

Period - From 01/10/2023 to 30/09/2024 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	16/97 Chomley St PRAHRAN 3181	\$538,500	29/10/2024
2	8/43 Williams Rd WINDSOR 3181	\$527,000	16/10/2024
3	5/51 Union St WINDSOR 3181	\$517,000	31/08/2024

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:

20/11/2024 17:27

Michael Tynan
03 9520 9000
0430 163 902

mtynan@bigginScott.com.au

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

Year ending September 2024: \$566,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



16/97 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$538,500

Method: Private Sale

Date: 29/10/2024

Property Type: Apartment



8/43 Williams Rd WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$527,000

Method: Private Sale

Date: 16/10/2024

Property Type: Apartment



5/51 Union St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$517,000

Method: Private Sale

Date: 31/08/2024

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140