

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

71 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Windsor

Period - From 19/12/2023 to 18/12/2024 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

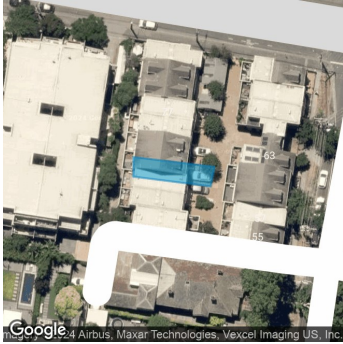
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/98 Westbury St BALACLAVA 3183	\$1,160,000	09/12/2024
2	2/10 Lalbert Cr PRAHRAN 3181	\$1,350,000	17/09/2024
3	1/1 York St PRAHRAN 3181	\$1,350,000	07/09/2024

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: 19/12/2024 14:19



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



4/98 Westbury St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,160,000

Method: Private Sale

Date: 09/12/2024

Property Type: Townhouse (Single)



2/10 Lalbert Cr PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 17/09/2024

Property Type: Townhouse (Res)



1/1 York St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Sold Before Auction

Date: 07/09/2024

Property Type: Townhouse (Res)