

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

10/23 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$320,000 & \$352,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb Windsor

Period - From 01/10/2018

to 30/09/2019

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	4/7 Ellesmere Rd WINDSOR 3181	\$370,000	29/05/2019
2	3/23 The Avenue WINDSOR 3181	\$350,000	03/07/2019
3	9/13 Arkle St PRAHRAN 3181	\$350,000	28/06/2019

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:

06/11/2019 16:35



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Property Type: Apartment
Land Size: 54 internal sqm approx
Agent Comments
Stratum Title

Indicative Selling Price

\$320,000 - \$352,000

Median Unit Price

Year ending September 2019: \$520,000

Comparable Properties



4/7 Ellesmere Rd WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$370,000
Method: Private Sale
Date: 29/05/2019
Property Type: Apartment



3/23 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

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Price: \$350,000
Method: Sold Before Auction
Date: 03/07/2019
Property Type: Apartment



9/13 Arkle St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$350,000
Method: Sold Before Auction
Date: 28/06/2019
Property Type: Apartment