

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

9/6 The Avenue, Windsor Vic 3181

Indicative selling price

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

Single price

\$775,000

Median sale price

Median price

\$569,000

Property Type

Unit

Suburb

Windsor

Period - From

01/10/2020

to

31/12/2020

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	3/60 Lewisham Rd WINDSOR 3181	\$853,000	12/12/2020
2	46/62 Wellington St ST KILDA 3182	\$810,000	05/02/2021
3	6/7 Lewisham Rd PRAHRAN 3181	\$810,000	31/10/2020

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:

23/02/2021 09:10



Property Type: Strata
Unit/Townhouse - Conjoined
Land Size: 1040 sqm approx
Agent Comments

Indicative Selling Price

\$775,000

Median Unit Price

December quarter 2020: \$569,000

Comparable Properties



3/60 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$853,000
Method: Auction Sale
Date: 12/12/2020
Rooms: 4
Property Type: Apartment



46/62 Wellington St ST KILDA 3182 (REI)

Agent Comments



Price: \$810,000
Method: Sold Before Auction
Date: 05/02/2021
Property Type: Apartment



6/7 Lewisham Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 31/10/2020
Property Type: Apartment