

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

15/32 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$607,000 Property Type Unit Suburb Windsor

Period - From 01/01/2021 to 31/12/2021 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	7/29 The Avenue WINDSOR 3181	\$640,000	16/12/2021
2	6/31 Upton Rd WINDSOR 3181	\$620,000	15/12/2021
3	13/k3 High St WINDSOR 3181	\$607,000	26/11/2021

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:

01/02/2022 14:49



Property Type: Apartment

Agent Comments

Comparable Properties



7/29 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 16/12/2021

Property Type: Apartment



6/31 Upton Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$620,000

Method: Sold Before Auction

Date: 15/12/2021

Property Type: Unit

13/k3 High St WINDSOR 3181 (REI)

Agent Comments



Price: \$607,000

Method: Sold Before Auction

Date: 26/11/2021

Property Type: Apartment