

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

10/9 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$375,000

&

\$410,000

Median sale price

Median price \$585,000

House

Unit

X

Suburb

Windsor

Period - From 01/07/2018

to

30/09/2018

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	707/101 St Kilda Rd ST KILDA 3182	\$420,000	22/08/2018
2	1/32 Grosvenor St SOUTH YARRA 3141	\$398,200	30/06/2018
3	205/220 Commercial Rd PRAHRAN 3181	\$395,000	30/06/2018

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.



Rooms:
Property Type: Apartment
Land Size: Over 50 sqm approx
Agent Comments

Indicative Selling Price
\$375,000 - \$410,000
Median Unit Price
September quarter 2018: \$585,000

Comparable Properties



707/101 St Kilda Rd ST KILDA 3182 (REI/VG) **Agent Comments**



Price: \$420,000
Method: Private Sale
Date: 22/08/2018
Rooms: -
Property Type: Apartment



1/32 Grosvenor St SOUTH YARRA 3141 (REI/VG) **Agent Comments**



Price: \$398,200
Method: Private Sale
Date: 30/06/2018
Rooms: -
Property Type: Apartment



205/220 Commercial Rd PRAHRAN 3181 (REI/VG) **Agent Comments**



Price: \$395,000
Method: Auction Sale
Date: 30/06/2018
Rooms: -
Property Type: Apartment
Land Size: 4657 sqm approx