

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

11/1 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$535,000 Property Type Unit Suburb Windsor

Period - From 01/07/2020 to 30/06/2021 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	8/16 Fulton St ARMADALE 3143	\$671,000	08/05/2021
2	3/7 Sutherland Rd ARMADALE 3143	\$655,000	20/04/2021
3	6/17 Irving Av PRAHRAN 3181	\$695,000	20/03/2021

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:

16/07/2021 10:08

Andrew James

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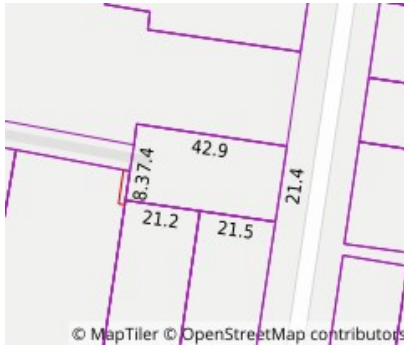
andrew.james@belleproperty.com

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending June 2021: \$535,000



Property Type: Unit

Agent Comments

Comparable Properties



8/16 Fulton St ARMADALE 3143 (REI)

Agent Comments



Price: \$671,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Apartment



3/7 Sutherland Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$655,000

Method: Private Sale

Date: 20/04/2021

Property Type: Apartment



6/17 Irving Av PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$695,000

Method: Sold Before Auction

Date: 20/03/2021

Property Type: Apartment