

# 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

81 The Avenue, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,375,000

Property Type House

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	57 The Avenue WINDSOR 3181	\$1,230,000	07/08/2019
2			
3			

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:

13/11/2019 13:31

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3 2 1

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,000,000 - \$1,100,000  
Median House Price  
Year ending September 2019: \$1,375,000

## Comparable Properties



57 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

3 2 1

Price: \$1,230,000  
Method: Sold Before Auction  
Date: 07/08/2019  
Property Type: Townhouse (Res)

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.