

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

3/32-34 THE AVENUE WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$545,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Windsor

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

11/17-19 THE AVENUE WINDSOR VIC 3181	\$585,000	18-Jun-24
4/29 THE AVENUE WINDSOR VIC 3181	\$610,000	08-Jun-24
16/58 THE AVENUE WINDSOR VIC 3181	\$570,000	08-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 24 October 2024



**11/17-19 THE AVENUE WINDSOR
VIC 3181**

 2  1  -

Sold Price

\$585,000

Sold Date

18-Jun-24

Distance

0.14km



**4/29 THE AVENUE WINDSOR VIC
3181**

 2  1  1

Sold Price

\$610,000

Sold Date

08-Jun-24

Distance

0.1km



**16/58 THE AVENUE WINDSOR VIC
3181**

 2  1  1

Sold Price

^{RS} **\$570,000**

Sold Date

08-Oct-24

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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