

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

5/5 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$582,000

Property Type Unit

Suburb Windsor

Period - From 01/01/2022

to 31/03/2022

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	21/38 Westbury St ST KILDA EAST 3183	\$718,000	17/03/2022
2	5/328 Dandenong Rd ST KILDA EAST 3183	\$699,000	02/05/2022
3	16/41 Chapel St ST KILDA 3182	\$688,000	16/06/2022

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:

23/06/2022 14:50



3 1 1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median Unit Price
March quarter 2022: \$582,000

Comparable Properties



21/38 Westbury St ST KILDA EAST 3183 (REI/VG)

3 1 1

Price: \$718,000
Method: Sold Before Auction
Date: 17/03/2022
Property Type: Apartment

Agent Comments

Within 1km of the property. Similar layout



5/328 Dandenong Rd ST KILDA EAST 3183 (REI)

3 1 1

Price: \$699,000
Method: Private Sale
Date: 02/05/2022
Rooms: 4
Property Type: Apartment

Agent Comments

Similar age in build along with the same accommodation 3,1,1



16/41 Chapel St ST KILDA 3182 (REI)

3 1 1

Price: \$688,000
Method: Private Sale
Date: 16/06/2022
Property Type: Apartment

Agent Comments

Same accommodation in a similar block