

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

73 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Windsor

Period - From 01/01/2021 to 31/12/2021 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	10b Surrey Rd SOUTH YARRA 3141	\$1,380,000	05/02/2022
2	81 The Avenue WINDSOR 3181	\$1,295,000	25/10/2021
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:

23/03/2022 10:33

Nicholas Kaine

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Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

Year ending December 2021: \$1,650,000



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



10b Surrey Rd SOUTH YARRA 3141 (REI)

Agent Comments

 3  2  2

Price: \$1,380,000

Method: Sold Before Auction

Date: 05/02/2022

Property Type: House (Res)



81 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,295,000

Method: Private Sale

Date: 25/10/2021

Property Type: Townhouse (Single)

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140