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	19/9 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between $390,000 & $420,000

Median sale price

Median price $629,750 Property Type Unit Suburb Windsor

Period - From 01/07/2023 to 30/09/2023 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	5/54 Sutherland Rd ARMADALE 3143	$430,000	09/09/2023
2	2/52 Sutherland Rd ARMADALE 3143	$425,000	09/09/2023
3	13/19a Ellesmere Rd WINDSOR 3181	$415,000	07/09/2023

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: 22/10/2023 16:46

19/9 The Avenue, Windsor Vic 3181



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$390,000 - $420,000
Median Unit Price
September quarter 2023: $629,750

Comparable Properties



5/54 Sutherland Rd ARMADALE 3143 (REI)

1 1 1

Price: $430,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Unit

Agent Comments



2/52 Sutherland Rd ARMADALE 3143 (REI)

1 1 1

Price: $425,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Unit

Agent Comments



13/19a Ellesmere Rd WINDSOR 3181 (REI)

1 1 1

Price: $415,000
Method: Private Sale
Date: 07/09/2023
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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