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	10/14 The Avenue, Windsor Vic 3181

Indicative selling price

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

Single price $610,000

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	3/3 Rae Ct PRAHRAN 3181	$620,000	21/11/2023
2	8/22 Chomley St PRAHRAN 3181	$620,000	18/11/2023
3	7/2 Rae Ct PRAHRAN 3181	$594,500	02/12/2023

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: 09/12/2023 12:58

10/14 The Avenue, Windsor Vic 3181

Nicholas Kaine
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Property Type:
Agent Comments

Indicative Selling Price
$610,000
Median Unit Price
September quarter 2023: $629,750

Comparable Properties



3/3 Rae Ct PRAHRAN 3181 (REI)

2 1 1

Price: $620,000
Method: Sold Before Auction
Date: 21/11/2023
Property Type: Apartment

Agent Comments

Located within 500m. 2 b/room, 1 bath, 1 car.



8/22 Chomley St PRAHRAN 3181 (REI)

2 1 1

Price: $620,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Apartment

Agent Comments

Located within 1km. 2 b/room, 1 bath, 1 car.



7/2 Rae Ct PRAHRAN 3181 (REI)

2 1 1

Price: $594,500
Method: Auction Sale
Date: 02/12/2023
Property Type: Apartment

Agent Comments

2 b/room, 1 bath, 1 car.

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