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	2 Fern Avenue, Windsor Vic 3181

Indicative selling price

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

Range between $1,450,000 & $1,525,000

Median sale price

Median price $1,500,000 Property Type House Suburb Windsor

Period - From 01/01/2023 to 31/12/2023 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	11 Pickford St PRAHRAN 3181	$1,760,000	25/10/2023
2	19 Mackay St PRAHRAN 3181	$1,685,000	03/11/2023
3	35 Bowen St PRAHRAN 3181	$1,440,000	16/12/2023

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: 29/02/2024 09:18



2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,525,000
Median House Price
Year ending December 2023: $1,500,000

Comparable Properties



11 Pickford St PRAHRAN 3181 (REI/VG)

2 1 -

Price: $1,760,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 211 sqm approx

Agent Comments



19 Mackay St PRAHRAN 3181 (REI/VG)

2 1 -

Price: $1,685,000
Method: Sold Before Auction
Date: 03/11/2023
Property Type: House (Res)
Land Size: 273 sqm approx

Agent Comments



35 Bowen St PRAHRAN 3181 (REI)

2 1 -

Price: $1,440,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 201 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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