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	16/8 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between $699,000 & $768,900

Median sale price

Median price $565,500 Property Type Unit Suburb Windsor

Period - From 01/04/2023 to 31/03/2024 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	3/12 Lewisham Rd WINDSOR 3181	$765,000	04/05/2024
2	6/402 Toorak Rd TOORAK 3142	$723,000	01/06/2024
3	4/17-19 The Avenue WINDSOR 3181	$700,000	24/02/2024

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: 05/06/2024 11:08

16/8 The Avenue, Windsor Vic 3181

Khom Falla
0497 282 260



2 1 1

Rooms: 5
Property Type: Apartment

Agent Comments

Indicative Selling Price
$699,000 - $768,900
Median Unit Price
Year ending March 2024: $565,500

Comparable Properties



3/12 Lewisham Rd WINDSOR 3181 (REI)

2 1 1

Price: $765,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Apartment

Agent Comments



6/402 Toorak Rd TOORAK 3142 (REI)

2 1 1

Price: $723,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Unit

Agent Comments



4/17-19 The Avenue WINDSOR 3181 (REI)

2 1 1

Price: $700,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966

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