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	5/29 THE AVENUE WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$590,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Windsor
Period-from	01 Oct 2023	to	30 Sep 2024	Source	Corelogic

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 6 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
4/29 THE AVENUE WINDSOR VIC 3181	$610,000	08-Jun-24
12/152 PEEL STREET WINDSOR VIC 3181	$590,000	30-Aug-24
2/13 LEWISHAM ROAD WINDSOR VIC 3181	$620,000	16-May-24

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 6 months.~~

This Statement of Information was prepared on: 14 October 2024

SAINT&WOOD

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4/29 THE AVENUE WINDSOR VIC 3181

2 1 1

Sold Price **$610,000** Sold Date **08-Jun-24**

Distance **0km**



12/152 PEEL STREET WINDSOR VIC 3181

2 2 1

Sold Price RS **$590,000** Sold Date **30-Aug-24**

Distance **0.65km**



2/13 LEWISHAM ROAD WINDSOR VIC 3181

2 1 1

Sold Price **$620,000** Sold Date **16-May-24**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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