

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

1/29 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$455,000 Property type Unit Suburb Windsor

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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
12/29 The Avenue WINDSOR 3181	\$633,500	11/08/2023
16/58 The Avenue WINDSOR 3181	\$602,000	06/05/2023
3/33 Hotham St ST KILDA EAST 3183	\$580,000	27/08/2023

This Statement of Information was prepared on: 13/10/2023