# 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$610,000		&		\$660,000			
Median sale pr	rice							
Median price	\$520,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	19/09/2022	to	18/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/14 Denbigh Rd ARMADALE 3143	\$645,000	03/08/2023
2	12/29 The Avenue WINDSOR 3181	\$633,500	11/08/2023
3	11/12a Abeckett St PRAHRAN 3181	\$625,000	16/09/2023

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:

19/09/2023 18:03



# BigginScott<sup>\*</sup>





**Property Type:** Apartment Agent Comments

Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Indicative Selling Price \$610,000 - \$660,000 Median Unit Price 19/09/2022 - 18/09/2023: \$520,000

# **Comparable Properties**



1/14 Denbigh Rd ARMADALE 3143 (REI)



Price: \$645,000 Method: Sold Before Auction Date: 03/08/2023 Property Type: Unit

### Agent Comments

Located in Armadale. Same accommodation however dated.

# **H**

12/29 The Avenue WINDSOR 3181 (REI)



Price: \$633,500 Method: Private Sale Date: 11/08/2023 Property Type: Apartment

# Agent Comments

Located within 200m. Smaller apartment with dated bathroom and kitchen.



**1 1 1 1** 

11/12a Abeckett St PRAHRAN 3181 (REI)

Price: \$625,000 Method: Auction Sale Date: 16/09/2023 Property Type: Apartment

### Agent Comments

Similar age block. Bathroom and Kitchen more dated.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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