

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 consumer.vic.gov.au/underquoting

Range between \$610,000 & \$660,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Windsor

Period - From 19/09/2022 to 18/09/2023 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	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

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2 1 1

Property Type: Apartment
Agent Comments

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)

2 1 1

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

Agent Comments

Located in Armadale. Same accommodation however dated.



12/29 The Avenue WINDSOR 3181 (REI)

2 1 1

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.



11/12a Abeckett St PRAHRAN 3181 (REI)

2 1 1

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

Agent Comments

Similar age block. Bathroom and Kitchen more dated.

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