

## 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

11/17-19 THE AVENUE WINDSOR VIC 3181

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Windsor

Period-from

01 May 2023

to

30 Apr 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

6/43 WILLIAMS ROAD WINDSOR VIC 3181	\$549,000	03-Mar-24
9/26 CHARNWOOD CRESCENT ST KILDA VIC 3182	\$565,000	08-Apr-24
8/30 BLENHEIM STREET BALACLAVA VIC 3183	\$565,000	12-Dec-23

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: 29 May 2024

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**6/43 WILLIAMS ROAD WINDSOR  
 VIC 3181**

2 1 1

Sold Price <sup>RS</sup> **\$549,000** <sup>UN</sup> Sold Date **03-Mar-24**

Distance **0.33km**



**9/26 CHARNWOOD CRESCENT ST  
 KILDA VIC 3182**

2 1 1

Sold Price **\$565,000** Sold Date **08-Apr-24**

Distance **1.03km**



**8/30 BLENHEIM STREET  
 BALACLAVA VIC 3183**

2 1 1

Sold Price Sold Date **12-Dec-23**

Distance **1.32km**

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

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