

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

16/8 The Avenue, Windsor Vic 3181

Indicative selling price

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

Range between

\$749,000

&

\$790,000

Median sale price

Median price

\$565,500

Property Type

Unit

Suburb

Windsor

Period - From

01/04/2023

to

31/03/2024

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	3/12 Lewisham Rd PRAHRAN 3181	\$765,000	04/05/2024
2	25/97 Chomley St PRAHRAN 3181	\$730,000	25/04/2024
3	1/17 The Avenue WINDSOR 3181	\$740,000	13/12/2023

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:

21/05/2024 15:23



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$749,000 - \$790,000
Median Unit Price
Year ending March 2024: \$565,500

Comparable Properties



3/12 Lewisham Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$765,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Apartment



25/97 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$730,000
Method: Private Sale
Date: 25/04/2024
Property Type: Apartment



1/17 The Avenue WINDSOR 3181 (VG)

Agent Comments

2 - -

Price: \$740,000
Method: Sale
Date: 13/12/2023
Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 98305966