### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/58 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	\$400,000		&		\$440,000			
Median sale pi	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/01/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	19/9 The Avenue WINDSOR 3181	\$455,000	15/11/2023
2	3/28 Wynnstay Rd PRAHRAN 3181	\$441,500	09/02/2024
3	9/8 Grandview Gr PRAHRAN 3181	\$425,000	22/02/2024

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:

11/04/2024 16:18



## BigginScott<sup>\*</sup>

Michael Tynan





Property Type: Apartment Agent Comments

03 9520 9000 0430 163 902 mtynan@bigginscott.com.au

**Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** Year ending December 2023: \$550,000

# **Comparable Properties**



19/9 The Avenue WINDSOR 3181 (REI/VG)

3/28 Wynnstay Rd PRAHRAN 3181 (REI/VG)





Price: \$455,000 Method: Sold Before Auction Date: 15/11/2023 Property Type: Unit

Agent Comments

Agent Comments





Price: \$441,500 Method: Private Sale Date: 09/02/2024 Property Type: Apartment

9/8 Grandview Gr PRAHRAN 3181 (REI)



Agent Comments



Price: \$425.000 Method: Sold Before Auction Date: 22/02/2024 Property Type: Apartment

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



propertydata

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