

# 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

2/58 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)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Windsor

Period - From 01/01/2023 to 31/12/2023 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	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

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**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

Year ending December 2023: \$550,000



1   1   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

Agent Comments

1   1   1

**Price:** \$455,000

**Method:** Sold Before Auction

**Date:** 15/11/2023

**Property Type:** Unit



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

Agent Comments

1   1   1

**Price:** \$441,500

**Method:** Private Sale

**Date:** 09/02/2024

**Property Type:** Apartment



**9/8 Grandview Gr PRAHRAN 3181 (REI)**

Agent Comments

1   1   1

**Price:** \$425,000

**Method:** Sold Before Auction

**Date:** 22/02/2024

**Property Type:** Apartment

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