

# 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

21/9 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 \$360,000 & \$395,000

### Median sale price

Median price \$549,000 Property Type Unit Suburb Windsor

Period - From 01/01/2024 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	7/36 Westbury St ST KILDA EAST 3183	\$390,000	07/03/2024
2	5/27 Sycamore Gr BALACLAVA 3183	\$385,000	12/01/2024
3	1/14 Wrexham Rd WINDSOR 3181	\$385,000	19/12/2023

**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:

19/04/2024 14:06



1   1   1

**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$360,000 - \$395,000  
**Median Unit Price**  
March quarter 2024: \$549,000

## Comparable Properties



7/36 Westbury St ST KILDA EAST 3183 (REI)   [Agent Comments](#)

1   1   1

**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** Apartment



5/27 Sycamore Gr BALACLAVA 3183 (REI/VG)   [Agent Comments](#)

1   1   1

**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 12/01/2024  
**Property Type:** Apartment



1/14 Wrexham Rd WINDSOR 3181 (REI/VG)   [Agent Comments](#)

1   1   1

**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 19/12/2023  
**Property Type:** Unit

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