

## 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

3/32-34 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

\$575,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Windsor

Period-from

01 Apr 2023

to

31 Mar 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

10/27 LEWISHAM ROAD WINDSOR VIC 3181	\$625,000	25-Oct-23
10/14 THE AVENUE WINDSOR VIC 3181	\$600,000	19-Dec-23
6/43 WILLIAMS ROAD WINDSOR VIC 3181	\$549,000	03-Mar-24

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: 04 April 2024



**10/27 LEWISHAM ROAD WINDSOR VIC 3181** Sold Price **\$625,000** Sold Date **25-Oct-23**

 2  1  1

Distance **0.08km**



**10/14 THE AVENUE WINDSOR VIC 3181** Sold Price **\$600,000** Sold Date **19-Dec-23**

 2  1  1

Distance **0.16km**



**6/43 WILLIAMS ROAD WINDSOR VIC 3181** Sold Price <sup>RS</sup> **\$549,000** <sup>UN</sup> Sold Date **03-Mar-24**

 2  1  1

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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