

# 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

7/1 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 \$550,000 & \$590,000

### Median sale price

Median price \$607,000 Property Type Unit Suburb Windsor

Period - From 01/07/2021 to 30/09/2021 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	14/99 Alma Rd ST KILDA EAST 3183	\$585,000	27/10/2021
2	3/31 Nelson St BALACLAVA 3183	\$570,000	07/10/2021
3	12/297 Dandenong Rd PRAHRAN 3181	\$550,000	04/11/2021

**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:

18/11/2021 14:59

Dean Lang  
9536 9202  
0457 588 858  
dlang@bigginscott.com.au



2   1   0

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$590,000  
**Median Unit Price**  
September quarter 2021: \$607,000

## Comparable Properties



14/99 Alma Rd ST KILDA EAST 3183 (REI)

**Agent Comments**

2   1   1

**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 27/10/2021  
**Property Type:** Unit



3/31 Nelson St BALACLAVA 3183 (REI/VG)

**Agent Comments**

2   1   1

**Price:** \$570,000  
**Method:** Sold Before Auction  
**Date:** 07/10/2021  
**Rooms:** 3  
**Property Type:** Apartment



12/297 Dandenong Rd PRAHRAN 3181 (REI)

**Agent Comments**

2   1   1

**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 04/11/2021  
**Property Type:** Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336