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 7/1 The Avenue, Windsor Vic 3181

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ı | underquot | ing | | |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|---------|
| Range betweer | \$550,000 | | & | | \$590,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$607,000 | Pro | operty Type | Unit | | | Suburb | Windsor |
| Period - From | 01/07/2021 | to | 30/09/2021 | | 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.

| Ado | dress 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









Rooms: 3 Property Type: Apartment Agent Comments Dean Lang 9536 9202 0457 588 858 dlang@bigginscott.com.au

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)



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

2

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

6 1

Agent Comments

Agent Comments



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



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

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



propertydata

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