

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	11/4 The Avenue, Windsor, VIC 3181
---	------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	\$620,000	&	\$660,000
--------------	--	------------------	-----------	---	-----------

Median sale price

Median price	\$0	Property type	Unit	Suburb	
Period - From	03/04/2024	to	02/10/2024	Source	pdol

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	11/14 Wrexham Rd Windsor	\$620,000	05/08/2024
2	9/4 Chomley St Prahran	\$632,000	05/08/2024
3	303/12 Anchor Pl Prahran	\$620,000	26/07/2024

This Statement of Information was prepared on: 03/10/2024

