

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

Single price \$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	8/18 Chapel St ST KILDA 3182	\$585,500	23/11/2021
2	14/99 Alma Rd ST KILDA EAST 3183	\$585,000	27/10/2021
3	2/32 Westbury St ST KILDA EAST 3183	\$582,000	30/11/2021

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:

20/12/2021 09:26

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 2  1  0

Rooms: 3
Property Type: Apartment
Agent Comments

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

Comparable Properties



8/18 Chapel St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$585,500
Method: Private Sale
Date: 23/11/2021
Property Type: Apartment



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

Agent Comments

 2  1  1

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



2/32 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$582,000
Method: Private Sale
Date: 30/11/2021
Property Type: Apartment

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