Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

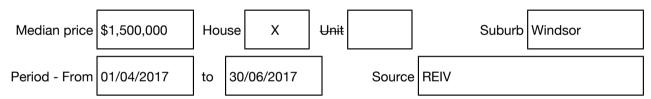
Address 44 The Avenue, Windsor Vic 3181 Including suburb and postcode

Indicative selling price

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

 Range between
 \$4,100,000
 &
 \$4,510,000

Median sale price



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		
2		
3		

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Medical Centre/Surgery Land Size: 1031 sqm approx Agent Comments Indicative Selling Price \$4,100,000 - \$4,510,000 Median House Price June quarter 2017: \$1,500,000

Comparable Properties

4 Tashinny Rd TOORAK 3142 (REI/VG) 4 Tashinny Rd TOORAK 3142 (REI/VG) 5 2 Price: \$4,500,000 Method: Private Sale Date: 30/03/2017 Rooms: - Property Type: House (Res) Land Size: 702 sqm approx	Agent Comments
52 The Avenue WINDSOR 3181 (REI) 4 1 4 4 Price: \$4,470,000 Method: Auction Sale Date: 04/03/2017 Rooms: - Property Type: House (Res) Land Size: 1059 sqm approx	Agent Comments

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.

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