

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

1/29 Upton Road, Windsor Vic 3181

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$629,750 Property Type Unit Suburb Windsor

Period - From 01/07/2023 to 30/09/2023 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	12/11 Fulton St ST KILDA EAST 3183	\$550,000	23/10/2023
2	1/11 Fulton St ST KILDA EAST 3183	\$515,000	02/06/2023
3	10/117 Westbury St BALACLAVA 3183	\$500,000	23/07/2023

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:

09/11/2023 15:06



Property Type: Apartment

Agent Comments

Comparable Properties



12/11 Fulton St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 23/10/2023

Property Type: Apartment



1/11 Fulton St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 02/06/2023

Property Type: Unit



10/117 Westbury St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$500,000

Method: Auction Sale

Date: 23/07/2023

Property Type: Apartment