## 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

105/94-96 Punt Road, Windsor Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$530,000		&		\$580,000			
Median sale pr	rice							
Median price	\$629,750	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/07/2023	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	302/12 Martin St ST KILDA 3182	\$565,000	12/10/2023
2	1307/229 Toorak Rd SOUTH YARRA 3141	\$595,000	12/10/2023
3	208/78 Inkerman St ST KILDA 3182	\$605,000	17/10/2023

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:

24/10/2023 15:03



105/94-96 Punt Road, Windsor Vic 3181







**Property Type:** Apartment Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$530,000 - \$580,000 Median Unit Price September quarter 2023: \$629,750

# **Comparable Properties**



302/12 Martin St ST KILDA 3182 (REI)



Price: \$565,000 Method: Private Sale Date: 12/10/2023 Property Type: Apartment Agent Comments



1307/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$595,000 Method: Private Sale Date: 12/10/2023 Property Type: Apartment



208/78 Inkerman St ST KILDA 3182 (REI)



Agent Comments

Price: \$605,000 Method: Private Sale Date: 17/10/2023 Property Type: Apartment

#### Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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