

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 consumer.vic.gov.au/underquoting

Range between \$530,000 & \$580,000

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	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



Property Type: Apartment

Agent Comments

Comparable Properties



302/12 Martin St ST KILDA 3182 (REI)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 12/10/2023

Property Type: Apartment



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