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

17/29 Upton Road, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$580,000		&		\$620,000					
Median sale pi	rice									
Median price	\$549,500	Pro	operty Type	Unit			Suburb	Windsor		
Period - From	15/04/2023	to	14/04/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	20/5 Gooch St PRAHRAN 3181	\$632,500	10/02/2024
2	5/1 The Avenue WINDSOR 3181	\$630,000	28/02/2024
3	14/15 Rockley Rd SOUTH YARRA 3141	\$618,000	06/04/2024

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:

15/04/2024 09:15



BigginScott^{*}





Property Type: Apartment Agent Comments

Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Indicative Selling Price \$580,000 - \$620,000 **Median Unit Price** 15/04/2023 - 14/04/2024: \$549,500

Comparable Properties



20/5 Gooch St PRAHRAN 3181 (REI/VG) 2 **Ò** 1

Price: \$632,500 Method: Auction Sale Date: 10/02/2024 Property Type: Apartment Agent Comments

2 bedrooms, 1 bathroom with parking. Located in Prahran.

5/1 The Avenue WINDSOR 3181 (REI/VG)





Price: \$630,000 Method: Sold Before Auction

Agent Comments

Located within 1km in Windsor. 2 bedrooms,1 bath, 1 car.



Date: 28/02/2024 Property Type: Apartment

14/15 Rockley Rd SOUTH YARRA 3141 (REI)

2 2

Price: \$618.000 Method: Auction Sale Date: 06/04/2024 Property Type: Apartment

Agent Comments

2 bedrooms,1 bathroom with parking. Located in South Yarra.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



propertydata

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