

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

2/55 Union Street, Windsor Vic 3181

Indicative selling price

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

Range between \$365,000 & \$395,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Windsor

Period - From 01/10/2022 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	5/37 Greville St PRAHRAN 3181	\$355,000	12/09/2023
2	5/37 Greville St PRAHRAN 3181	\$345,000	06/09/2023
3	210/201 High St PRAHRAN 3181	\$390,000	05/09/2023

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:

04/12/2023 09:08

2/55 Union Street, Windsor Vic 3181



Property Type: Unit
Land Size: 1852 sqm approx
Agent Comments

Indicative Selling Price
\$365,000 - \$395,000
Median Unit Price
Year ending September 2023: \$520,000

Comparable Properties

5/37 Greville St PRAHRAN 3181 (REI)

Agent Comments



Price: \$355,000
Method:
Date: 12/09/2023
Property Type: Apartment

5/37 Greville St PRAHRAN 3181 (REI)

Agent Comments



Price: \$345,000
Method:
Date: 06/09/2023
Property Type: Apartment

210/201 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$390,000
Method:
Date: 05/09/2023
Property Type: Apartment

Account - McGrath South Yarra



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