Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
-----------------	-----------	----------

2/70 Union Street, Windsor Vic 3181

Indicative selling price

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

Range between \$440,000 & \$480,000	Range between	\$440,000	&	\$480,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$549,000	Pro	perty Type U	nit		Suburb	Windsor
Period - From	22/04/2023	to	21/04/2024	So	ource	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

1	14/40 Upton Rd WINDSOR 3181	\$495,000	23/02/2024
2	1/6 Williams Rd PRAHRAN 3181	\$465,000	09/12/2023
3	101F/7 Greeves St ST KILDA 3182	\$440,000	15/03/2024

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:	22/04/2024 09:11



Date of sale



Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Indicative Selling Price \$440,000 - \$480,000 **Median Unit Price** 22/04/2023 - 21/04/2024: \$549,000



Property Type: Apartment **Agent Comments**

Comparable Properties



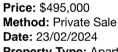
14/40 Upton Rd WINDSOR 3181 (REI/VG)





Agent Comments

Located within 200m. 2 bedroom apartment with a balcony.



Property Type: Apartment



1/6 Williams Rd PRAHRAN 3181 (REI/VG)

-2





Agent Comments

2 bed, 1 bath, 1 car. Located in Prahran with a courtyard.

Price: \$465,000 Method: Private Sale Date: 09/12/2023

Property Type: Apartment



101F/7 Greeves St ST KILDA 3182 (REI)

Price: \$440.000 Method: Private Sale Date: 15/03/2024 Property Type: Unit



Agent Comments

2 bed. 1 bath. 1 car. Located in St Kilda.

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



