

# 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

2/70 Union Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$549,000 Property Type Unit Suburb Windsor

Period - From 22/04/2023 to 21/04/2024 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	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

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**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

22/04/2023 - 21/04/2024: \$549,000



2   1   1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



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

2   1   1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 23/02/2024

**Property Type:** Apartment

**Agent Comments**

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



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

2   1   1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 09/12/2023

**Property Type:** Apartment

**Agent Comments**

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



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

2   1   1

**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.