### 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

408/105 Punt Road, Windsor Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	ו \$820,000		&		\$900,000			
Median sale p	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/01/2023	to	31/12/2023		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	3/19 St Leonards Av ST KILDA 3182	\$915,000	06/12/2023
2	4/39 Robe St ST KILDA 3182	\$890,000	15/12/2023
3	1307/1 Almeida Cr SOUTH YARRA 3141	\$878,000	05/12/2023

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:

17/01/2024 11:32



# BigginScott<sup>\*</sup>

Michael Tynan





Property Type: Apartment Agent Comments 03 9520 9000 0430 163 902 mtynan@bigginscott.com.au

Indicative Selling Price \$820,000 - \$900,000 Median Unit Price Year ending December 2023: \$550,000

## **Comparable Properties**



3/19 St Leonards Av ST KILDA 3182 (REI)



Price: \$915,000 Method: Private Sale Date: 06/12/2023 Property Type: Apartment Agent Comments



4/39 Robe St ST KILDA 3182 (REI)

Agent Comments



Price: \$890,000 Method: Private Sale Date: 15/12/2023 Property Type: Apartment



1307/1 Almeida Cr SOUTH YARRA 3141 (REI) Agent Comments



Price: \$878,000 Method: Private Sale Date: 05/12/2023 Property Type: Apartment

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





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