

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 9/51 Union Street, Windsor 3181

## Indicative selling price

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

Single price - or range between \$500,000 & \$550,000

## Median sale price

Median price \$510,500 Property type Unit Suburb Windsor

Period - From 01/07/2022 to 30/06/2023 Source REIV

## Comparable property sales

**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	10/144 Alma Rd, St Kilda East 3183	\$573,500	26/05/2023
2	2/44 Fitzroy St, St Kilda 3182	\$560,000	06/07/2023
3	9/66 Alma Rd, St Kilda 3182	\$530,000	15/06/2023

This Statement of Information was prepared on: 20/07/2023