Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/113 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	\$320,000		&		\$335,000			
Median sale pi	rice							
Median price	\$607,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/07/2021	to	30/09/2021		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.

Add	dress of comparable property	Price	Date of sale
1	20/470 Punt Rd SOUTH YARRA 3141	\$320,000	13/10/2021
2	305/7 King St PRAHRAN 3181	\$348,500	20/10/2021
3	11/29 Greville St PRAHRAN 3181	\$350,000	25/11/2021

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:

17/01/2022 16:11



7/113 Punt Road, Windsor Vic 3181







Property Type: Apartment Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$320,000 - \$335,000 Median Unit Price September quarter 2021: \$607,000

Comparable Properties



20/470 Punt Rd SOUTH YARRA 3141 (VG)



Price: \$320,000 Method: Sale Date: 13/10/2021 Property Type: Strata Unit/Flat

Agent Comments



305/7 King St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$348,500 Method: Private Sale Date: 20/10/2021 Property Type: Apartment

11/29 Greville St PRAHRAN 3181 (REI)



Agent Comments

Price: \$350,000 Method: Private Sale Date: 25/11/2021 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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