

# 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

7/113 Punt Road, 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 \$320,000 & \$335,000

### Median sale price

Median price \$607,000 Property Type Unit Suburb Windsor

Period - From 01/07/2021 to 30/09/2021 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	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

Lauchlan Waterfield

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**Indicative Selling Price**

\$320,000 - \$335,000

**Median Unit Price**

September quarter 2021: \$607,000



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**20/470 Punt Rd SOUTH YARRA 3141 (VG)**

Agent Comments



**Price:** \$320,000

**Method:** Sale

**Date:** 13/10/2021

**Property Type:** Strata Unit/Flat



**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