Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Trainge between \$4-50,000 \$\tan \tan \tan \tan \tan \tan \tan \tan	Range between	\$480,000	&	\$520,000
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Median sale price

Median price	\$589,000	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/04/2020	to	31/03/2021	9	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

Add	dress of comparable property	Price	Date of sale
1	1/13a Lewisham Rd WINDSOR 3181	\$520,000	01/04/2021
2	12/432 Punt Rd SOUTH YARRA 3141	\$510,000	22/03/2021
3	22/40 Upton Rd WINDSOR 3181	\$509,000	20/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

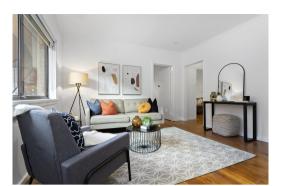
This Statement of Information was prepared on:	21/05/2021 16:31





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Indicative Selling Price \$480,000 - \$520,000 **Median Unit Price** Year ending March 2021: \$589,000



Property Type: Apartment Agent Comments

Comparable Properties



1/13a Lewisham Rd WINDSOR 3181 (REI/VG)

Price: \$520,000

Method: Sold Before Auction

Date: 01/04/2021

Property Type: Apartment

12/432 Punt Rd SOUTH YARRA 3141 (REI)

Price: \$510.000

Method: Sold Before Auction

Date: 22/03/2021

Property Type: Apartment



22/40 Upton Rd WINDSOR 3181 (REI/VG)

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Price: \$509,000

Method: Sold Before Auction

Date: 20/03/2021

Property Type: Apartment

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





Agent Comments

Agent Comments

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