

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

214/111 PUNT ROAD WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

Windsor

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 209/233 DANDENONG ROAD WINDSOR VIC 3181 | \$510,000 | 27-May-24 |
| 411/173-177 BARKLY STREET ST KILDA VIC 3182 | \$478,000 | 26-Sep-24 |
| 104/135 INKERMAN STREET ST KILDA VIC 3182 | \$499,000 | 02-Sep-24 |

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 6 months.~~

This Statement of Information was prepared on: 13 November 2024

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**209/233 DANDENONG ROAD
 WINDSOR VIC 3181**

2 1 1

Sold Price **\$510,000** Sold Date **27-May-24**

Distance **1.6km**



**411/173-177 BARKLY STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price ^{RS} **\$478,000** Sold Date **26-Sep-24**

Distance **1.87km**



**104/135 INKERMAN STREET ST
 KILDA VIC 3182**

2 2 -

Sold Price ^{RS} **\$499,000** Sold Date **02-Sep-24**

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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