

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

6/31 Upton 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,750

Property type

Unit

Suburb

Windsor

Period-from

01 Dec 2020

to

30 Nov 2021

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

19/55 Union Street Windsor VIC 3181	\$561,000	27-Jul-21
10/51 Union Street Windsor VIC 3181	\$569,000	04-Aug-21
16/67 High Street Prahran VIC 3181	\$610,000	19-Aug-21

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.~~

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19/55 Union Street Windsor VIC 3181

2 1 1

Sold Price **\$561,000** Sold Date **27-Jul-21**

Distance **0.11km**



10/51 Union Street Windsor VIC 3181

2 1 1

Sold Price **\$569,000** Sold Date **04-Aug-21**

Distance **0.13km**



16/67 High Street Prahran VIC 3181

2 1 1

Sold Price **\$610,000** Sold Date **19-Aug-21**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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