

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

111/328 Punt Road, Windsor Vic 3181

Indicative selling price

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

Single price \$435,000

Median sale price

Median price \$587,500

Property Type Unit

Suburb Windsor

Period - From 01/04/2020

to 31/03/2021

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	9/6 Redan St ST KILDA 3182	\$455,000	05/11/2020
2			
3			

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:

26/04/2021 12:16

Marcus Peters
03 9534 8014
0418 337 051
marcuspeters@whiting.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$435,000
Median Unit Price
Year ending March 2021: \$587,500

Comparable Properties



9/6 Redan St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 05/11/2020
Property Type: Apartment

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.