

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

6/29 Upton Road, Windsor Vic 3181

Indicative selling price

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

Range between \$535,000 & \$555,000

Median sale price

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

Period - From 01/01/2021 to 31/12/2021 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	1/661 Malvern Rd TOORAK 3142	\$552,500	28/02/2022
2	3/299 Dandenong Rd PRAHRAN 3181	\$540,000	05/03/2022
3	8/16 Gertrude St WINDSOR 3181	\$535,000	21/03/2022

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:

09/04/2022 14:03

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Indicative Selling Price

\$535,000 - \$555,000

Median Unit Price

Year ending December 2021: \$607,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/661 Malvern Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$552,500

Method: Private Sale

Date: 28/02/2022

Property Type: Apartment



3/299 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Unit



8/16 Gertrude St WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Private Sale

Date: 21/03/2022

Property Type: Apartment