

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

104 Punt Road, Windsor Vic 3181

Indicative selling price

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

Range between \$1,290,000

&

\$1,419,000

Median sale price

Median price \$1,825,000

Property Type House

Suburb Windsor

Period - From 01/01/2022

to 31/03/2022

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	31 Pridham St PRAHRAN 3181	\$1,413,500	31/03/2022
2	23 Percy St PRAHRAN 3181	\$1,401,000	18/04/2022
3	48 Carlisle St ST KILDA 3182	\$1,400,000	23/02/2022

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:

02/06/2022 16:51



3 1 1

Property Type: House (Res)
Land Size: 201 sqm approx
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,419,000
Median House Price
March quarter 2022: \$1,825,000

Comparable Properties



31 Pridham St PRAHRAN 3181 (REI/VG)

2 1 -

Price: \$1,413,500
Method: Private Sale
Date: 31/03/2022
Property Type: House
Land Size: 123 sqm approx

Agent Comments

No parking, two bedroom on much smaller land with a more recent renovation.



23 Percy St PRAHRAN 3181 (REI/VG)

3 1 -

Price: \$1,401,000
Method: Private Sale
Date: 18/04/2022
Property Type: House
Land Size: 147 sqm approx

Agent Comments

Double fronted weatherboard in similar internal condition on a quarter less land.



48 Carlisle St ST KILDA 3182 (REI/VG)

3 1 -

Price: \$1,400,000
Method: Sold Before Auction
Date: 23/02/2022
Property Type: House (Res)
Land Size: 202 sqm approx

Agent Comments

Main Rd St Kilda location with no parking, nice spec.