

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

331/111 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

Windsor

Period-from

01 Feb 2020

to

31 Jan 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

1105/82 Queens Road Melbourne VIC 3004	\$481,000	20-Jan-21
710/15 Clifton Street Prahran VIC 3181	\$475,000	26-Aug-20
717/15 Clifton Street Prahran VIC 3181	\$500,000	19-Oct-20

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: 09 February 2021

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1105/82 Queens Road Melbourne VIC 3004

Sold Price

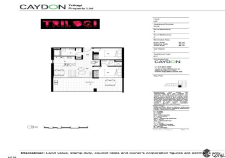
^{RS} **\$481,000** ^{UN}

Sold Date

20-Jan-21

2
 2
 1

Distance

0.45km

710/15 Clifton Street Prahran VIC 3181

Sold Price

\$475,000

Sold Date

26-Aug-20

2
 2
 1

Distance

0.97km

717/15 Clifton Street Prahran VIC 3181

Sold Price

\$500,000

Sold Date

19-Oct-20

2
 2
 1

Distance

0.97km**RS** = Recent sale**UN** = Undisclosed Sale

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