

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

10/94-96 Punt Road, Windsor Vic 3181

Indicative selling price

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

Range between \$570,000 & \$590,000

Median sale price

Median price \$549,000 Property Type Unit Suburb Windsor

Period - From 25/03/2023 to 24/03/2024 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	8/62 Alma Rd ST KILDA 3182	\$590,000	06/02/2024
2	305/163 Fitzroy St ST KILDA 3182	\$570,000	30/01/2024
3	204/2a Henry St WINDSOR 3181	\$570,000	13/10/2023

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:

25/03/2024 14:51



 2  1  1

Property Type: Apartment

Indicative Selling Price

\$570,000 - \$590,000

Median Unit Price

25/03/2023 - 24/03/2024: \$549,000

Comparable Properties



8/62 Alma Rd ST KILDA 3182 (VG)

Agent Comments

 2  -  -

Price: \$590,000

Method: Sale

Date: 06/02/2024

Property Type: Strata Flat - Single OYO Flat



305/163 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  2

Price: \$570,000

Method: Private Sale

Date: 30/01/2024

Property Type: Apartment



204/2a Henry St WINDSOR 3181 (REI/VG)

Agent Comments

 2  2  1

Price: \$570,000

Method: Private Sale

Date: 13/10/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604