

# 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

105/94-96 Punt Road, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Windsor

Period - From 01/01/2023 to 31/12/2023 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	105/1a Peel St WINDSOR 3181	\$567,500	19/02/2024
2	1515/3 Yarra St SOUTH YARRA 3141	\$550,000	15/02/2024
3	106/270 High St PRAHRAN 3181	\$550,000	12/02/2024

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: 15/03/2024 10:37



**Rooms:** 1

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**105/1a Peel St WINDSOR 3181 (REI)**

**Agent Comments**



**Price:** \$567,500

**Method:** Private Sale

**Date:** 19/02/2024

**Property Type:** Apartment



**1515/3 Yarra St SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$550,000

**Method:** Private Sale

**Date:** 15/02/2024

**Property Type:** Apartment

**Land Size:** 2168 sqm approx



**106/270 High St PRAHRAN 3181 (REI)**

**Agent Comments**



**Price:** \$550,000

**Method:** Private Sale

**Date:** 12/02/2024

**Property Type:** Apartment