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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale pr	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress 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



105/94-96 Punt Road, Windsor Vic 3181







Rooms: 1 Property Type: Strata Unit/Flat Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending December 2023: \$550,000

Comparable Properties



105/1a Peel St WINDSOR 3181 (REI) 2 2



Price: \$567,500 Method: Private Sale Date: 19/02/2024 Property Type: Apartment Agent Comments

Agent Comments

1515/3 Yarra St SOUTH YARRA 3141 (REI)

6 1 2

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

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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