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	4/40 Upton Road, Windsor Vic 3181

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price	$582,000	Property Type	Unit	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	6/31 Upton Rd WINDSOR 3181	$620,000	15/12/2021
2	6/119-125 Wellington St ST KILDA 3182	$570,000	06/05/2022
3	10/40 Upton Rd WINDSOR 3181	$518,500	19/02/2022

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: 27/05/2022 12:07

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Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
March quarter 2022: $582,000

Comparable Properties

6/31 Upton Rd WINDSOR 3181 (REI/VG)

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Price: $620,000
Method: Sold Before Auction
Date: 15/12/2021
Property Type: Unit

Agent Comments

6/119-125 Wellington St ST KILDA 3182 (REI)

🛏 2   🛁 1   🚗 1

Price: $570,000
Method: Private Sale
Date: 06/05/2022
Property Type: Apartment

Agent Comments

10/40 Upton Rd WINDSOR 3181 (VG)

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Price: $518,500
Method: Sale
Date: 19/02/2022
Property Type: Strata Unit/Flat

Agent Comments

Account - Little Real Estate | P: 07 3037 0255