

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

24/4 VICTORIA STREET 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Windsor

Period-from

01 Oct 2023

to

30 Sep 2024

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

106/1 MOUNT STREET PRAHRAN VIC 3181	\$600,000	06-Jun-24
10/94-96 PUNT ROAD WINDSOR VIC 3181	\$566,500	26-Apr-24
104/471 MALVERN ROAD SOUTH YARRA VIC 3141	\$587,500	26-Jul-24

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: 16 October 2024

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**106/1 MOUNT STREET PRAHRAN
 VIC 3181**

2 1 1

Sold Price **\$600,000** Sold Date **06-Jun-24**

Distance **0.2km**

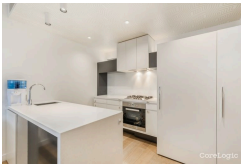


**10/94-96 PUNT ROAD WINDSOR
 VIC 3181**

2 1 1

Sold Price **\$566,500** Sold Date **26-Apr-24**

Distance **0.82km**



**104/471 MALVERN ROAD SOUTH
 YARRA VIC 3141**

2 1 1

Sold Price **\$587,500** Sold Date **26-Jul-24**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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