

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

122/72-76 High Street, Windsor Vic 3181

Indicative selling price

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

Range between \$210,000 & \$230,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Windsor

Period - From 02/08/2021 to 01/08/2022 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	31/631 Punt Rd SOUTH YARRA 3141	\$225,000	11/07/2022
2	9/1 Lumley Ct PRAHRAN 3181	\$207,500	16/03/2022
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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: 02/08/2022 15:00



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$210,000 - \$230,000

Median Unit Price

02/08/2021 - 01/08/2022: \$620,000

Comparable Properties



31/631 Punt Rd SOUTH YARRA 3141 (REI)



Agent Comments

Studio apartment with parking on a main road.

Price: \$225,000

Method: Private Sale

Date: 11/07/2022

Property Type: Studio Apartment



9/1 Lumley Ct PRAHRAN 3181 (REI/VG)



Agent Comments

Studio apartment with no parking however not on a main road.

Price: \$207,500

Method: Private Sale

Date: 16/03/2022

Property Type: Apartment

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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