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	202/94 Punt Road, Windsor Vic 3181

Indicative selling price

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

Range between | $550,000 | & | $605,000 |

Median sale price

Median price	$587,500	Property Type	Unit	Suburb	Windsor
Period - From	01/04/2020	to	31/03/2021	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	209/2 Hobson St SOUTH YARRA 3141	$605,000	19/05/2021
2	506/229 Toorak Rd SOUTH YARRA 3141	$600,000	12/05/2021
3	101/126 Chapel St ST KILDA 3182	$605,000	20/03/2021

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: | 18/06/2021 13:55 |

CONSUMER AFFAIRS VICTORIA

202/94 Punt Road, Windsor Vic 3181

Michael Tynan
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🛏 2　🛁 1　🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $605,000
Median Unit Price
Year ending March 2021: $587,500

Comparable Properties

209/2 Hobson St SOUTH YARRA 3141 (REI)

🛏 2　🛁 2　🚗 1

Price: $605,000
Method: Private Sale
Date: 19/05/2021
Property Type: Apartment

Agent Comments

506/229 Toorak Rd SOUTH YARRA 3141 (REI)

🛏 2　🛁 2　🚗 1

Price: $600,000
Method: Sold Before Auction
Date: 12/05/2021
Property Type: Apartment

Agent Comments

101/126 Chapel St ST KILDA 3182 (REI/VG)

🛏 2　🛁 1　🚗 1

Price: $605,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Apartment

Agent Comments

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