Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between \$490,000	&	\$530,000
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Median sale price

Median price	\$566,500	Pro	perty Type	Jnit]	Suburb	Windsor
Period - From	01/10/2023	to	30/09/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	16/97 Chomley St PRAHRAN 3181	\$538,500	29/10/2024
2	8/43 Williams Rd WINDSOR 3181	\$527,000	16/10/2024
3	5/51 Union St WINDSOR 3181	\$517,000	31/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/11/2024 17:27





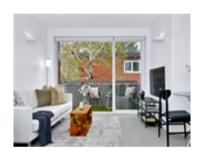
Michael Tynan 03 9520 9000 0430 163 902 mtynan@bigginscott.com.au

Indicative Selling Price \$490,000 - \$530,000 **Median Unit Price** Year ending September 2024: \$566,500



Property Type: Apartment **Agent Comments**

Comparable Properties



16/97 Chomley St PRAHRAN 3181 (REI)

Agent Comments

Price: \$538,500 Method: Private Sale Date: 29/10/2024

Property Type: Apartment



8/43 Williams Rd WINDSOR 3181 (REI)

2

Agent Comments

Price: \$527,000 Method: Private Sale Date: 16/10/2024

Property Type: Apartment



5/51 Union St WINDSOR 3181 (REI/VG)

Method: Private Sale

Price: \$517,000

Date: 31/08/2024 Property Type: Apartment **Agent Comments**

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



