

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

108 Punt Road, Windsor Vic 3181

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Windsor

Period - From 01/04/2021 to 30/06/2021 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	23 High St PRAHRAN 3181	\$2,000,000	13/03/2021
2	188 Inkerman St ST KILDA EAST 3183	\$1,900,000	31/03/2021
3	116 Surrey Rd.N SOUTH YARRA 3141	\$1,888,000	02/06/2021

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: 09/08/2021 15:27



 5
  2
  1

Rooms: 7
Property Type: House (Res)
Land Size: 336 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,850,000 - \$2,000,000
Median House Price
 June quarter 2021: \$1,400,000

Comparable Properties



23 High St PRAHRAN 3181 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$2,000,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 358 sqm approx



188 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

 4
  2
  2

Price: \$1,900,000
Method: Private Sale
Date: 31/03/2021
Property Type: House



116 Surrey Rd.N SOUTH YARRA 3141 (REI)

Agent Comments

 3
  2
  -

Price: \$1,888,000
Method: Private Sale
Date: 02/06/2021
Property Type: House
Land Size: 184 sqm approx

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