

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

22/55 UNION 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Windsor

Period-from

01 Jul 2023

to

30 Jun 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

9/26 CHARNWOOD CRESCENT ST KILDA VIC 3182	\$565,000	08-Apr-24
8/34 CHOMLEY STREET PRAHRAN VIC 3181	\$575,000	27-Jan-24
6/43 WILLIAMS ROAD WINDSOR VIC 3181	\$549,000	03-Mar-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: 03 July 2024

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9/26 CHARNWOOD CRESCENT ST KILDA VIC 3182 Sold Price **\$565,000** Sold Date **08-Apr-24**

2 1 1

Distance **0.72km**



8/34 CHOMLEY STREET PRAHRAN VIC 3181 Sold Price **\$575,000** Sold Date **27-Jan-24**

2 1 -

Distance **1.65km**



6/43 WILLIAMS ROAD WINDSOR VIC 3181 Sold Price **\$549,000** Sold Date **03-Mar-24**

2 1 1

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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