

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

2/55 Union Street, Windsor Vic 3181

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$525,000 Property Type Unit Suburb Windsor

Period - From 22/02/2023 to 21/02/2024 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 | 303/594 St Kilda Rd MELBOURNE 3004 | \$313,000 | 11/12/2023 |
| 2 | 9/5 Redan St ST KILDA 3182 | \$302,000 | 13/10/2023 |
| 3 | 14/79 Alma Rd ST KILDA 3182 | \$310,000 | 28/09/2023 |

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:

22/02/2024 10:05

2/55 Union Street, Windsor Vic 3181



Property Type: Unit
Land Size: 1852 sqm approx
Agent Comments

Indicative Selling Price
\$310,000 - \$340,000
Median Unit Price
22/02/2023 - 21/02/2024: \$525,000

Comparable Properties

303/594 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**



Price: \$313,000
Method:
Date: 11/12/2023
Property Type: Apartment

9/5 Redan St ST KILDA 3182 (REI) **Agent Comments**



Price: \$302,000
Method:
Date: 13/10/2023
Property Type: Apartment

14/79 Alma Rd ST KILDA 3182 (REI) **Agent Comments**



Price: \$310,000
Method:
Date: 28/09/2023
Property Type: Apartment

Account - McGrath South Yarra



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