

# 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

10/201 Dandenong Road, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$569,000 Property Type Unit Suburb Windsor

Period - From 01/10/2020 to 31/12/2020 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	7/11 Lewisham Rd WINDSOR 3181	\$650,000	30/01/2021
2	15/379 Dandenong Rd ARMADALE 3143	\$637,000	22/12/2020
3	8/27 Newry St WINDSOR 3181	\$618,000	02/02/2021

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:

16/03/2021 14:20



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**7/11 Lewisham Rd WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 30/01/2021

**Property Type:** Apartment



**15/379 Dandenong Rd ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$637,000

**Method:** Private Sale

**Date:** 22/12/2020

**Property Type:** Apartment



**8/27 Newry St WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$618,000

**Method:** Sold Before Auction

**Date:** 02/02/2021

**Property Type:** Apartment