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

1/237 Dandenong Road, Windsor Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$875,000		&		\$895,000			
Median sale p	rice							
Median price	\$607,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	6/18 Ellesmere Rd WINDSOR 3181	\$855,000	31/10/2021
2	3/11a Williams Rd PRAHRAN 3181	\$990,000	21/08/2021
3	10/1 Ardoch Av ST KILDA EAST 3183	\$1,000,000	30/09/2021

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:

08/12/2021 17:36



1/237 Dandenong Road, Windsor Vic 3181







Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$875,000 - \$895,000 **Median Unit Price** September quarter 2021: \$607,000

Comparable Properties



6/18 Ellesmere Rd WINDSOR 3181 (REI)

3/11a Williams Rd PRAHRAN 3181 (REI)

6 2





Price: \$855,000 Method: Sold Before Auction Date: 31/10/2021 Property Type: Unit

Agent Comments

Agent Comments



Price: \$990,000 Method: Auction Sale Date: 21/08/2021 Property Type: Unit



10/1 Ardoch Av ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$1,000,000 Method: Auction Sale Date: 30/09/2021 Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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