

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$875,000

&

\$895,000

### Median sale price

Median price \$607,000

Property Type Unit

Suburb Windsor

Period - From 01/07/2021

to

30/09/2021

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	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

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



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**6/18 Ellesmere Rd WINDSOR 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$855,000

**Method:** Sold Before Auction

**Date:** 31/10/2021

**Property Type:** Unit



**3/11a Williams Rd PRAHRAN 3181 (REI)**

**Agent Comments**

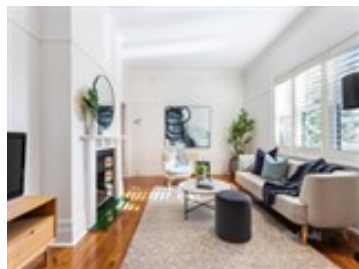
2 1 2

**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**

2 1 1

**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