

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

204/233 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between \$470,000

&

\$515,000

Median sale price

Median price \$582,000

Property Type Unit

Suburb Windsor

Period - From 01/01/2022

to

31/03/2022

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	3/340a Dandenong Rd ST KILDA EAST 3183	\$525,000	01/07/2022
2	9/7 Wattletree Rd ARMADALE 3143	\$480,000	03/06/2022
3	16/14 The Avenue WINDSOR 3181	\$470,000	21/05/2022

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:

13/07/2022 13:09

Walter Summons

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Indicative Selling Price

\$470,000 - \$515,000

Median Unit Price

March quarter 2022: \$582,000



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



3/340a Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$525,000

Method: Private Sale

Date: 01/07/2022

Property Type: Apartment



9/7 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 03/06/2022

Property Type: Apartment



16/14 The Avenue WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$470,000

Method: Auction Sale

Date: 21/05/2022

Property Type: Apartment

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