

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

7/235 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Single price \$899,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	5/100 Commercial Rd SOUTH YARRA 3141	\$939,998	26/08/2020
2	1/307 Inkerman St BALACLAVA 3183	\$900,000	20/07/2020
3	1/33 Brighton Rd ST KILDA 3182	\$881,000	05/11/2020

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:

30/11/2020 15:18

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 2 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$899,000
No median price available

Comparable Properties



5/100 Commercial Rd SOUTH YARRA 3141 (VG)

Agent Comments

3 - -

Price: \$939,998
Method: Sale
Date: 26/08/2020
Property Type: Strata Unit/Flat

1/307 Inkerman St BALACLAVA 3183 (VG)

Agent Comments

3 - -

Price: \$900,000
Method: Sale
Date: 20/07/2020
Property Type: Flat/Unit/Apartment (Res)



1/33 Brighton Rd ST KILDA 3182 (REI)

Agent Comments

3 1 -

Price: \$881,000
Method: Sold Before Auction
Date: 05/11/2020
Property Type: Apartment