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	
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Single price \$899,000

Median sale price*

Median price	Pro	operty Type			Suburb	Windsor
Period - From	to		So	ource		

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.

Ade	dress 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.



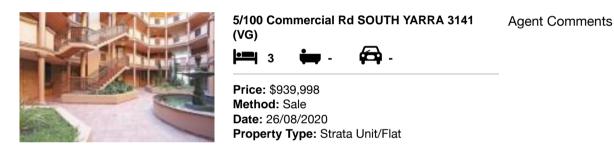






Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$899,000 No median price available

Comparable Properties



1/307 Inkerman St BALACLAVA 3183 (VG)

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



1/33 Brighton Rd ST KILDA 3182 (REI)



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

Agent Comments

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.