## 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

12/209 Dandenong Road, Windsor Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ting		
Range betweer	\$355,000		&		\$385,500			
Median sale p	rice							
Median price	\$566,500	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/10/2023	to	30/09/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	11/7 Ellesmere Rd WINDSOR 3181	\$370,000	25/10/2024
2	8/19 Ellesmere Rd WINDSOR 3181	\$383,000	18/09/2024
3	12/209 Dandenong Rd WINDSOR 3181	\$385,000	02/04/2020

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:

16/12/2024 14:43



## WHIJEFOX

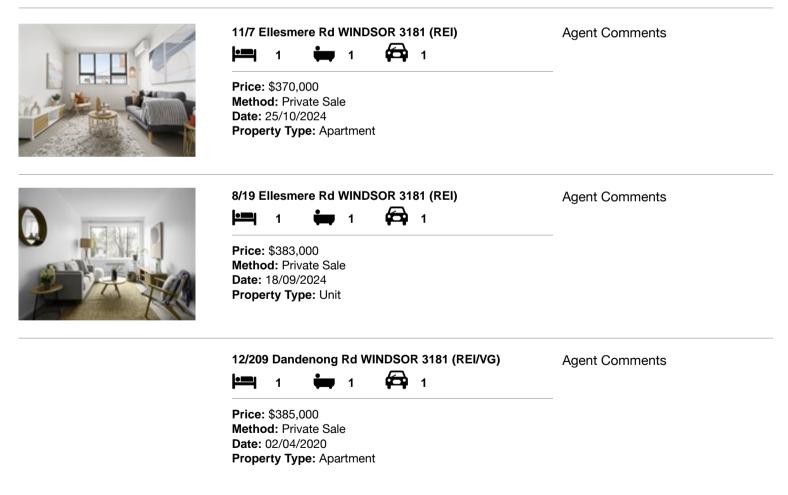




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$355,000 - \$385,500 Median Unit Price Year ending September 2024: \$566,500

# **Comparable Properties**



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