

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

2/217 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Windsor

Period - From 01/01/2020 to 31/12/2020 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	9/221 Dandenong Rd WINDSOR 3181	\$730,000	09/12/2020
2	8/8 Cromwell Rd SOUTH YARRA 3141	\$705,000	18/12/2020
3	3/27a Brighton Rd ST KILDA 3182	\$700,000	20/11/2020

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:

21/01/2021 16:38



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$680,000 - \$748,000

Median Unit Price

Year ending December 2020: \$580,000

Comparable Properties

9/221 Dandenong Rd WINDSOR 3181 (VG)

Agent Comments

2 - -

Price: \$730,000

Method: Sale

Date: 09/12/2020

Property Type: Strata Unit/Flat



8/8 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$705,000

Method: Private Sale

Date: 18/12/2020

Property Type: Apartment



3/27a Brighton Rd ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 20/11/2020

Property Type: Apartment