

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

5/221 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Single price

\$1,060,000

Median sale price

Median price

\$557,000

Property Type

Unit

Suburb

Windsor

Period - From

01/10/2019

to

30/09/2020

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	703/598 St Kilda Rd MELBOURNE 3004	\$1,180,000	21/09/2020
2	1604/582 St Kilda Rd MELBOURNE 3004	\$1,195,000	27/07/2020
3	3/36 Grey St ST KILDA 3182	\$1,200,000	24/04/2020

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:

19/11/2020 17:28

5/221 Dandenong Road, Windsor Vic 3181

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,060,000

Median Unit Price

Year ending September 2020: \$557,000



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



703/598 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 3 2

Price: \$1,180,000

Method: Private Sale

Date: 21/09/2020

Property Type: Apartment



1604/582 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 2

Price: \$1,195,000

Method: Private Sale

Date: 27/07/2020

Property Type: Apartment



3/36 Grey St ST KILDA 3182 (REI)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Private Sale

Date: 24/04/2020

Property Type: Apartment

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