

Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address Including suburb and	7/209 Dandenong Road, Windsor Vic 3181
postcode	

Indicative selling price

Property offered for sale

For the meaning of	the meaning of this price see consumer.vic.gov.au/underquoting			
Range between	\$310.000	&	\$340,000	

Median sale price

Median price	\$510,000	Hou	ıse	Unit	Х	Suburb	Windsor
Period - From	01/04/2018	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	2/66 Murray St PRAHRAN 3181	\$310,000	22/06/2018
2	5/54 Balston St BALACLAVA 3183	\$327,000	28/04/2018
3	5/313 Dandenong Rd PRAHRAN 3181	\$340,000	21/06/2018

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.

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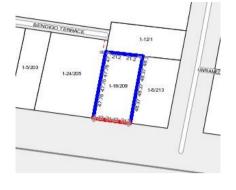
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> Indicative Selling Price \$310,000 - \$340,000 Median Unit Price June quarter 2018: \$510,000



Rooms:

Property Type: Unit Agent Comments



Comparable Properties



2/66 Murray St PRAHRAN 3181 (REI)

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Price: \$310,000 Method: Private Sale Date: 22/06/2018

Rooms: -

Property Type: Apartment

Agent Comments



5/54 Balston St BALACLAVA 3183 (REI)





Price: \$327,000 **Method:** Auction Sale **Date:** 28/04/2018

Rooms: -

Property Type: Apartment

Agent Comments



5/313 Dandenong Rd PRAHRAN 3181 (REI)

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Price: \$340,000 Method: Private Sale Date: 21/06/2018

Rooms: -

Property Type: Apartment

Agent Comments

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