

# 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

2/221 Dandenong Road, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$540,000

&

\$580,000

### Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Windsor

Period - From

01/04/2022

to

31/03/2023

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	10/17 The Avenue WINDSOR 3181	\$618,000	04/03/2023
2	203/k6 High St WINDSOR 3181	\$550,000	22/03/2023
3	1/201 Dandenong Rd WINDSOR 3181	\$565,000	06/12/2022

**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:

29/05/2023 10:06

2/221 Dandenong Road, Windsor Vic 3181



Walter Summons

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**Indicative Selling Price**

\$540,000 - \$580,000

**Median Unit Price**

Year ending March 2023: \$565,000

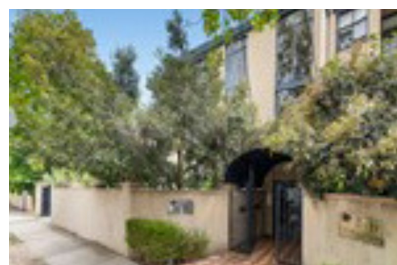


2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**10/17 The Avenue WINDSOR 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$618,000

**Method:**

**Date:** 04/03/2023

**Property Type:** Apartment



**203/k6 High St WINDSOR 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 22/03/2023

**Property Type:** Apartment



**1/201 Dandenong Rd WINDSOR 3181 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$565,000

**Method:** Private Sale

**Date:** 06/12/2022

**Property Type:** Apartment

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



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