

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 112/233 DANDENONG ROAD, WINDSOR VIC 3181

Indicative selling price

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

Single Price: \$499,000

Median sale price

Median price \$638,500 Property type Unit Suburb WINDSOR VIC 3181
Period - From 02/11/2019 to 02/11/2020 Source www.realestate.com.au

Comparable property sales

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. 7/51 Westbury Street, St. Kilda East Vic 3183	\$500,000	21/10/2020
2. 8/60 Chomley Street, Prahran Vic 3181	\$513,000	27/06/2020
3. 8/17 Ellesmere Road, Windsor Vic 3181	\$535,000	17/07/2020

This Statement of Information was prepared on: 09/11/2020