

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

112/233 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between \$500,000

&

\$540,000

Median sale price

Median price \$582,000

Property Type Unit

Suburb Windsor

Period - From 01/01/2022

to 31/12/2022

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	9/17-19 The Avenue WINDSOR 3181	\$511,000	06/12/2022
2	5/1a Irving Av PRAHRAN 3181	\$535,000	31/08/2022
3	11/32 The Avenue WINDSOR 3181	\$542,500	08/10/2022

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:

24/02/2023 11:02

112/233 Dandenong Road, Windsor Vic 3181



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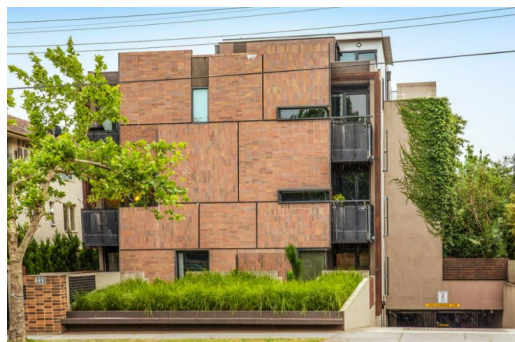
james.annett@belleproperty.com

Indicative Selling Price

\$500,000 - \$540,000

Median Unit Price

Year ending December 2022: \$582,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



9/17-19 The Avenue WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$511,000

Method: Private Sale

Date: 06/12/2022

Property Type: Apartment



5/1a Irving Av PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Private Sale

Date: 31/08/2022

Property Type: Apartment



11/32 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$542,500

Method: Auction Sale

Date: 08/10/2022

Property Type: Apartment

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



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