

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

203/233 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between \$495,000 & \$540,000

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	304/25 Clifton St PRAHRAN 3181	\$501,000	20/06/2020
2	50/87 Alma Rd ST KILDA EAST 3183	\$521,000	12/11/2020
3	8/17 Ellesmere Rd WINDSOR 3181	\$535,000	17/07/2020

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:

14/12/2020 16:11

203/233 Dandenong Road, Windsor Vic 3181

Lauchlan Waterfield

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Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

Year ending September 2020: \$557,000



2 1 1

Property Type: Flat

Agent Comments

Comparable Properties



304/25 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$501,000

Method: Private Sale

Date: 20/06/2020

Rooms: 4

Property Type: Apartment



50/87 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$521,000

Method: Sold Before Auction

Date: 12/11/2020

Property Type: Apartment



8/17 Ellesmere Rd WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$535,000

Method: Private Sale

Date: 17/07/2020

Property Type: Apartment

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