

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

13/205 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$607,000 Property Type Unit Suburb Windsor

Period - From 01/07/2021 to 30/09/2021 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	2/11 Balaclava Rd ST KILDA EAST 3183	\$691,000	31/10/2021
2	1/12 Carlisle Av BALACLAVA 3183	\$690,000	18/12/2021
3	2/17 Redan St ST KILDA 3182	\$635,000	24/10/2021

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:

19/01/2022 13:07

Walter Summons

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

September quarter 2021: \$607,000



3 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/11 Balaclava Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 1

Price: \$691,000

Method: Auction Sale

Date: 31/10/2021

Rooms: 5

Property Type: Apartment

1/12 Carlisle Av BALACLAVA 3183 (REI)

Agent Comments

3 1 1

Price: \$690,000

Method: Auction Sale

Date: 18/12/2021

Property Type: Apartment



2/17 Redan St ST KILDA 3182 (REI)

Agent Comments

3 1 1

Price: \$635,000

Method: Sold Before Auction

Date: 24/10/2021

Property Type: Apartment

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