

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

303/233 DANDENONG ROAD, WINDSOR VIC 3181

Indicative selling price

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

Single price:

\$375,000

Median sale price

Median price

\$412,500

Property type

UNITS

Suburb

WINDSOR VIC 3181

Period – From

01/11/2020

to

01/11/2021

Source

www.realestate.com.au

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

210/33 JAMES STREET, WINDSOR VIC 3181	\$380,000	19/07/2021
3/14 MACQUARIE STREET, PRAHRAN VIC 3181	\$385,000	09/06/2021
312/31 GRATTAN STREET, PRAHRAN VIC 3181	\$400,000	12/07/2021

This Statement of Information was prepared on:

1st December 2021