

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

15/221 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between

\$550,000

 &

\$605,000

Median sale price

Median price

\$607,000

 Property Type

Unit

 Suburb

Windsor

Period - From

01/04/2021

 to

31/03/2022

 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	111/270 High St PRAHRAN 3181	\$600,000	30/03/2022
2	8/306 Dandenong Rd ST KILDA EAST 3183	\$575,000	26/02/2022
3	205/28 Mount St PRAHRAN 3181	\$550,000	28/01/2022

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:

28/04/2022 15:32



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
Year ending March 2022: \$607,000

Comparable Properties



111/270 High St PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$600,000
Method: Private Sale
Date: 30/03/2022
Property Type: Apartment



8/306 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$575,000
Method: Auction Sale
Date: 26/02/2022
Property Type: Apartment



205/28 Mount St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 28/01/2022
Property Type: Apartment