## 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$605,000			
Median sale p	rice							
Median price	\$607,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ado	dress 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



## WE DELIVER ... Biggin Scott

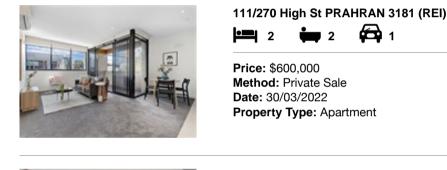
Simon Dale 0425771377 sdale@bigginscott.com.au





Property Type: Apartment Agent Comments Indicative Selling Price \$550,000 - \$605,000 Median Unit Price Year ending March 2022: \$607,000

# **Comparable Properties**



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



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



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



Agent Comments

Agent Comments

Agent Comments

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

### Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.