## 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

201/233 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	1 \$280,000		&		\$308,000			
Median sale pr	rice							
Median price	\$520,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/10/2022	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	110/233 Dandenong Rd WINDSOR 3181	\$300,000	05/09/2023
2	5/231 Dandenong Rd WINDSOR 3181	\$280,000	04/08/2023
3			

OR

**B**<sup>\*</sup> 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:

14/12/2023 13:26









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$280,000 - \$308,000 Median Unit Price Year ending September 2023: \$520,000

# **Comparable Properties**



110/233 Dandenong Rd WINDSOR 3181 (REI/VG)



Price: \$300,000 Method: Private Sale Date: 05/09/2023 Property Type: Apartment Agent Comments



5/231 Dandenong Rd WINDSOR 3181 (REI/VG) Agent Comments



Price: \$280,000 Method: Private Sale Date: 04/08/2023 Property Type: Apartment

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.

#### Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000

propertydata



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