# 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

5/297 Dandenong Road, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$370,000		&		\$400,000			
Median sale p	rice							
Median price	\$505,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/01/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	8/83 Mathoura Rd TOORAK 3142	\$400,000	26/01/2024
2	305/233 Dandenong Rd WINDSOR 3181	\$388,500	13/03/2024
3	1/233 Dandenong Rd WINDSOR 3181	\$377,500	31/01/2024

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:

19/03/2024 16:20



5/297 Dandenong Road, Prahran Vic 3181







**Property Type:** Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$370,000 - \$400,000 Median Unit Price Year ending December 2023: \$505,000

# **Comparable Properties**



8/83 Mathoura Rd TOORAK 3142 (REI)



Price: \$400,000 Method: Private Sale Date: 26/01/2024 Property Type: Unit Agent Comments



305/233 Dandenong Rd WINDSOR 3181 (REI) Agent Comments



Price: \$388,500 Method: Private Sale Date: 13/03/2024 Property Type: Apartment



1/233 Dandenong Rd WINDSOR 3181 (REI/VG) Agent Comments



Price: \$377,500 Method: Private Sale Date: 31/01/2024 Property Type: Apartment

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





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