

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

1/233 DANDENONG ROAD WINDSOR VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Windsor

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

216/270 HIGH STREET WINDSOR VIC 3181	\$375,000	07-Nov-23
14/2 MADDOCK STREET WINDSOR VIC 3181	\$407,500	28-Jul-23
301/13-15 GRATTAN STREET PRAHRAN VIC 3181	\$380,000	12-Jul-23

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 6 months.~~

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**216/270 HIGH STREET WINDSOR
 VIC 3181**

Sold Price **\$375,000** Sold Date **07-Nov-23**

1 1 1

Distance **0.66km**



**14/2 MADDOCK STREET WINDSOR
 VIC 3181**

Sold Price **\$407,500** Sold Date **28-Jul-23**

1 1 1

Distance **0.72km**



**301/13-15 GRATTAN STREET
 PRAHRAN VIC 3181**

Sold Price **\$380,000** Sold Date **12-Jul-23**

1 1 1

Distance **1.34km**

RS = Recent sale UN = Undisclosed Sale

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