

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

8/201 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between \$575,000 & \$625,000

Median sale price

Median price \$455,000 Property Type Unit Suburb Windsor

Period - From 01/07/2020 to 30/09/2020 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	1/329 Dandenong Rd PRAHRAN 3181	\$625,000	03/10/2020
2	6/340 Dandenong Rd ST KILDA EAST 3183	\$600,000	12/09/2020
3	7/40 Alexandra St ST KILDA EAST 3183	\$575,000	01/11/2020

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:

06/11/2020 17:05



Property Type:
Agent Comments

Indicative Selling Price
\$575,000 - \$625,000
Median Unit Price
September quarter 2020: \$455,000

Comparable Properties



1/329 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 03/10/2020
Property Type: Apartment



6/340 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 12/09/2020
Rooms: 4
Property Type: Apartment



7/40 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$575,000
Method: Auction Sale
Date: 01/11/2020
Property Type: Apartment