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	1/213 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between $690,000 & $745,000

Median sale price

Median price $565,000 Property Type Unit Suburb Windsor

Period - From 01/04/2022 to 31/03/2023 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	3/115 Brighton Rd ELWOOD 3184	$727,000	16/04/2023
2	2/33 Neptune St ST KILDA 3182	$682,500	03/05/2023
3	4/1 Lansdowne Rd ST KILDA EAST 3183	$649,500	18/04/2023

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: 07/06/2023 11:03

1/213 Dandenong Road, Windsor Vic 3181



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$690,000 - $745,000
Median Unit Price
Year ending March 2023: $565,000

Comparable Properties



3/115 Brighton Rd ELWOOD 3184 (REI/VG)

2 1 1

Price: $727,000
Method: Private Sale
Date: 16/04/2023
Property Type: Apartment

Agent Comments



2/33 Neptune St ST KILDA 3182 (REI)

2 1 -

Price: $682,500
Method: Private Sale
Date: 03/05/2023
Property Type: Unit

Agent Comments



4/1 Lansdowne Rd ST KILDA EAST 3183 (REI)

2 1 1

Price: $649,500
Method: Private Sale
Date: 18/04/2023
Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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