

# 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 3/219 Dandenong Road, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,050,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Windsor

Period - From 13/05/2023 to 12/05/2024 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	202/8a Evergreen Mews ARMADALE 3143	\$1,020,000	08/04/2024
2	404/5 Alma Rd ST KILDA 3182	\$965,000	30/04/2024
3	87/604 St Kilda Rd MELBOURNE 3004	\$958,000	14/02/2024

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: 13/05/2024 15:12



3   2   2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$980,000 - \$1,050,000

**Median Unit Price**

13/05/2023 - 12/05/2024: \$560,000

## Comparable Properties



**202/8a Evergreen Mews ARMADALE 3143 (REI)**

Agent Comments

3   2   2

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 08/04/2024

**Property Type:** Apartment



**404/5 Alma Rd ST KILDA 3182 (REI)**

Agent Comments

3   2   2

**Price:** \$965,000

**Method:** Sold Before Auction

**Date:** 30/04/2024

**Property Type:** Apartment



**87/604 St Kilda Rd MELBOURNE 3004 (VG)**

Agent Comments

3   -   -

**Price:** \$958,000

**Method:** Sale

**Date:** 14/02/2024

**Property Type:** Subdivided Flat - Single OYO Flat

Account - Jellis Craig | P: 03 9864 5000