

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 6/209 Dandenong Road, Windsor Vic 3181

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Windsor

Period - From 08/05/2023 to 07/05/2024 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	6/114a Westbury CI BALACLAVA 3183	\$400,000	07/04/2024
2	1/130 Alma Rd ST KILDA EAST 3183	\$395,000	03/04/2024
3	214/163 Fitzroy St ST KILDA 3182	\$375,000	18/04/2024

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: 08/05/2024 17:23



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

08/05/2023 - 07/05/2024: \$555,000

Comparable Properties



6/114a Westbury Cl BALACLAVA 3183 (REI)

Agent Comments

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Price: \$400,000

Method: Auction Sale

Date: 07/04/2024

Property Type: Apartment



1/130 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$395,000

Method: Sold Before Auction

Date: 03/04/2024

Property Type: Apartment



214/163 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

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Price: \$375,000

Method: Private Sale

Date: 18/04/2024

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140