### 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

114 Peel Street, Windsor Vic 3181

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,300,000		&		\$1,430,000			
Median sale price								
Median price	\$1,455,000	Pro	operty Type	Hou	ise		Suburb	Windsor
Period - From	17/01/2024	to	16/01/2025		So	urce	Property	/ Data

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	62 Duke St WINDSOR 3181	\$1,373,000	29/10/2024
2	19 Tyrone St SOUTH YARRA 3141	\$1,425,000	11/10/2024
3	6 Thomas St.S PRAHRAN 3181	\$1,410,000	07/09/2024

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:

17/01/2025 09:14



# BigginScott\*

Tom McCarthy 0418 326 897 tmccarthy@bigginscott.com.au





Property Type: House (Res) Agent Comments Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price 17/01/2024 - 16/01/2025: \$1,455,000

# **Comparable Properties**

62 Duke St WINDSOR 3181 (REI) 2 1 2 - Price: \$1,373,000 Method: Private Sale Date: 29/10/2024 Property Type: House	Agent Comments
19 Tyrone St SOUTH YARRA 3141 (REI/VG) 2 1 2 - Price: \$1,425,000 Method: Private Sale Date: 11/10/2024 Property Type: House Land Size: 162 sqm approx	Agent Comments
6 Thomas St.S PRAHRAN 3181 (REI) 2 1 1 1 Price: \$1,410,000 Method: Auction Sale Date: 07/09/2024 Property Type: House Land Size: 225 sqm approx	Agent Comments

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



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