

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

4/174 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between \$420,000

&

\$450,000

Median sale price

Median price \$619,000

Property Type Unit

Suburb Windsor

Period - From 01/04/2020

to

30/06/2020

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	406/22 St Kilda Rd ST KILDA 3182	\$450,000	30/06/2020
2	2/4 The Avenue WINDSOR 3181	\$446,000	19/03/2020
3	2008N/229 Toorak Rd SOUTH YARRA 3141	\$430,000	11/05/2020

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:

29/07/2020 09:42



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

June quarter 2020: \$619,000

Comparable Properties



406/22 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

1
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Price: \$450,000

Method: Private Sale

Date: 30/06/2020

Property Type: Apartment



2/4 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

1
 1
 1

Price: \$446,000

Method: Private Sale

Date: 19/03/2020

Property Type: Apartment



2008N/229 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

1
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 1

Price: \$430,000

Method: Sale by Tender

Date: 11/05/2020

Rooms: 4

Property Type: Apartment