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

20/174 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between | $435,000 | & | $475,000

Median sale price

| Median price | $594,500 | Property Type | Unit | Suburb | Windsor |
| Period - From | 01/01/2021 | to | 31/03/2021 | 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	17/174 Peel St WINDSOR 3181	$473,000	20/05/2021
2	3/174 Peel St WINDSOR 3181	$473,000	29/01/2021
3			

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.

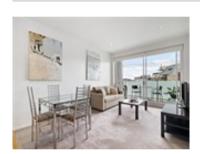This Statement of Information was prepared on: | 30/05/2021 18:43

CONSUMER AFFAIRS VICTORIA

20/174 Peel Street, Windsor Vic 3181

🛏 **1+** 🛁 **1** 🚗 **1**

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$435,000 - $475,000
Median Unit Price
March quarter 2021: $594,500

Comparable Properties

17/174 Peel St WINDSOR 3181 (REI)

🛏 **1** 🛁 **1** 🚗 **1**

Price: $473,000
Method: Sold Before Auction
Date: 20/05/2021
Property Type: Apartment

Agent Comments

3/174 Peel St WINDSOR 3181 (REI/VG)

🛏 **1** 🛁 **1** 🚗 **1**

Price: $473,000
Method: Private Sale
Date: 29/01/2021
Rooms: 2
Property Type: Unit
Land Size: 89 sqm approx

Agent Comments

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.

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