

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

63 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,501,000

Property Type House

Suburb Windsor

Period - From 01/01/2020

to 31/12/2020

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	15 Myrtle St SOUTH YARRA 3141	\$1,271,000	13/03/2021
2	38 Packington St PRAHRAN 3181	\$1,181,000	26/10/2020
3	7 Bayview St PRAHRAN 3181	\$1,073,000	25/02/2021

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:

17/03/2021 17:11

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2020: \$1,501,000



Property Type: House

Land Size: 1620 sqm approx

Agent Comments

Comparable Properties



15 Myrtle St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,271,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)



38 Packington St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,181,000

Method: Private Sale

Date: 26/10/2020

Property Type: House

Land Size: 171 sqm approx



7 Bayview St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,073,000

Method: Auction Sale

Date: 25/02/2021

Property Type: House (Res)