Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$1,501,000	Pro	perty 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.

Ad	dress 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

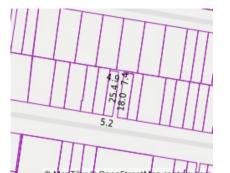




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> **Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price**

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)

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Price: \$1,271,000 Method: Auction Sale Date: 13/03/2021

Property Type: House (Res)

Agent Comments



38 Packington St PRAHRAN 3181 (REI/VG)

Price: \$1,181,000 Method: Private Sale Date: 26/10/2020 Property Type: House Land Size: 171 sqm approx Agent Comments



7 Bayview St PRAHRAN 3181 (REI)

Price: \$1,073,000 Method: Auction Sale Date: 25/02/2021

Property Type: House (Res)

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



