

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

4/159 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$607,000 Property Type Unit Suburb Windsor

Period - From 01/04/2021 to 31/03/2022 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	1203/83 Queens Rd MELBOURNE 3004	\$489,000	02/06/2022
2	1103/1 Clara St SOUTH YARRA 3141	\$475,000	06/06/2022
3	1210/83 Queens Rd MELBOURNE 3004	\$470,000	04/06/2022

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:

27/06/2022 09:51

4/159 Peel Street, Windsor Vic 3181



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 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

Year ending March 2022: \$607,000

Comparable Properties



1203/83 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 1  1  1

Modern building, Large living area with balcony however with internal bedroom.

Price: \$489,000

Method: Private Sale

Date: 02/06/2022

Property Type: Apartment



1103/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  1

Modern building, similar floorplan however with internal bedroom.

Price: \$475,000

Method: Private Sale

Date: 06/06/2022

Property Type: Unit



1210/83 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 1  1  1

Modern block with similar floorplan

Price: \$470,000

Method: Private Sale

Date: 04/06/2022

Property Type: Apartment

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



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