

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

206/1a Peel Street, Windsor Vic 3181

Indicative selling price

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

Single price

\$380,000

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Windsor

Period - From

01/07/2020

to

30/06/2021

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 | 406/33-35 Simmons St SOUTH YARRA 3141 | \$375,000 | 21/07/2021 |
| 2 | 102/25-29 Alma Rd ST KILDA 3182 | \$391,000 | 15/07/2021 |
| 3 | 704/55 Queens Rd MELBOURNE 3004 | \$381,000 | 01/06/2021 |

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:

22/07/2021 12:16

Phoebe Hnarakis

9520 9020

0433 222 453

phnarakis@biggin Scott.com.au

Indicative Selling Price

\$380,000

Median Unit Price

Year ending June 2021: \$535,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



406/33-35 Simmons St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$375,000

Method: Private Sale

Date: 21/07/2021

Property Type: Apartment



102/25-29 Alma Rd ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$391,000

Method: Private Sale

Date: 15/07/2021

Property Type: Apartment



704/55 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$381,000

Method: Private Sale

Date: 01/06/2021

Property Type: Apartment