

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

209/1A Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between \$380,000 & \$415,000

Median sale price

Median price \$452,000 Property Type Unit Suburb Windsor

Period - From 01/01/2023 to 31/03/2023 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	504/1a Peel St WINDSOR 3181	\$420,000	05/06/2023
2	204/1a Peel St WINDSOR 3181	\$395,000	19/06/2023
3	108/152 Peel St WINDSOR 3181	\$389,000	08/02/2023

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:

14/07/2023 09:40



1 Bed 1 Bath 1 Car

Property Type: Apartment
Land Size: 47 SQM sqm approx
Agent Comments

Indicative Selling Price
\$380,000 - \$415,000
Median Unit Price
March quarter 2023: \$452,000

Comparable Properties



504/1a Peel St WINDSOR 3181 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$420,000
Method: Private Sale
Date: 05/06/2023
Property Type: Apartment



204/1a Peel St WINDSOR 3181 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$395,000
Method: Private Sale
Date: 19/06/2023
Property Type: Apartment



108/152 Peel St WINDSOR 3181 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$389,000
Method: Private Sale
Date: 08/02/2023
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951