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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$380,000		&		\$415,000			
Median sale p	rice							
Median price	\$452,000	Pro	operty Type	Unit			Suburb	Windsor
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Add	dress 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









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)

204/1a Peel St WINDSOR 3181 (REI)



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

Agent Comments



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

1

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

1 1 **1 1**

Agent Comments



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

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





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