Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$420,000	&	\$450,000

Median sale price

Median price	\$585,000	Pro	perty Type	Jnit		Suburb	Windsor
Period - From	01/04/2024	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	25/174 Peel St WINDSOR 3181	\$422,000	17/05/2024

Į	1	25/174 Peel St WINDSOR 3181	\$422,000	17/05/2024
	2	2/58 The Avenue WINDSOR 3181	\$435,000	29/05/2024
	3	4/16 Lewisham Rd WINDSOR 3181	\$440,000	28/06/2024

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:	02/09/2024 00:49





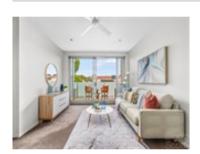
Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$420,000 - \$450,000 **Median Unit Price** June quarter 2024: \$585,000



Property Type: Apartment **Agent Comments**

Comparable Properties



25/174 Peel St WINDSOR 3181 (REI/VG)

Price: \$422,000 Method: Private Sale Date: 17/05/2024

Property Type: Apartment

Agent Comments



2/58 The Avenue WINDSOR 3181 (REI/VG)

Price: \$435,000 Method: Private Sale Date: 29/05/2024

Property Type: Apartment

Agent Comments



4/16 Lewisham Rd WINDSOR 3181 (REI/VG)

Price: \$440.000

Method: Sold Before Auction

Date: 28/06/2024

Property Type: Apartment

Agent Comments

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



