

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 121 Peel Street, Windsor VIC 3181

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,290,000 Property type House Suburb Windsor

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
15 Perth Street, Prahran	\$2,050,000	03/06/2023
16 Grosvenor Street, Balaclava	\$1,902,000	01/04/2023
94 Argo Street, South Yarra	\$1,896,000	18/02/2023

This Statement of Information was prepared on: 10 August 2023