

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

47 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,850,000

&

\$2,000,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Windsor

Period - From 01/04/2021

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	43 Vale St ST KILDA 3182	\$2,185,000	24/07/2021
2	145 Peel St WINDSOR 3181	\$2,025,000	01/05/2021
3	3 Nathan Pl WINDSOR 3181	\$1,800,000	08/05/2021

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:

16/09/2021 08:53

Walter Summons

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Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

June quarter 2021: \$1,400,000



Property Type: House (Previously Occupied - Detached)

Land Size: 353 sqm approx

Agent Comments

Comparable Properties



43 Vale St ST KILDA 3182 (REI)

Agent Comments



Price: \$2,185,000

Method: Private Sale

Date: 24/07/2021

Property Type: House (Res)

Land Size: 384 sqm approx



145 Peel St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$2,025,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 335 sqm approx



3 Nathan Pl WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,800,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 308 sqm approx