

# 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

71 Peel Street, Windsor Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,500,000

Property Type House

Suburb Windsor

Period - From 01/10/2023

to

31/12/2023

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	16 Moffat St SOUTH YARRA 3141	\$1,160,000	08/12/2023
2	6 Macquarie St PRAHRAN 3181	\$1,145,000	16/12/2023
3	17 Bayview St PRAHRAN 3181	\$1,122,000	17/02/2024

**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:

20/02/2024 16:26

71 Peel Street, Windsor Vic 3181



Walter Summons

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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

December quarter 2023: \$1,500,000



2 1 0

**Property Type:** House

Agent Comments

## Comparable Properties



**16 Moffat St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,160,000

**Method:** Sold Before Auction

**Date:** 08/12/2023

**Property Type:** House (Res)

**Land Size:** 214 sqm approx



**6 Macquarie St PRAHRAN 3181 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,145,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 152 sqm approx



**17 Bayview St PRAHRAN 3181 (REI)**

Agent Comments

2 1 -

**Price:** \$1,122,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

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



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