Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 504/1a Peel Street, Windsor Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$430,000		&		\$470,000			
Median sale pr	rice							
Median price	\$532,500	Pro	operty Type	Unit			Suburb	Windsor
Period - From	30/03/2022	to	29/03/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	812/610 St Kilda Rd MELBOURNE 3004	\$465,000	18/03/2023
2	4/159 Peel St WINDSOR 3181	\$460,000	24/10/2022
3	24/174 Peel St WINDSOR 3181	\$452,000	11/02/2023

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:

30/03/2023 11:09









Property Type: Apartment Agent Comments

Indicative Selling Price \$430,000 - \$470,000 Median Unit Price 30/03/2022 - 29/03/2023: \$532,500

Comparable Properties



812/610 St Kilda Rd MELBOURNE 3004 (REI)



Price: \$465,000 Method: Auction Sale Date: 18/03/2023 Property Type: Apartment

4/159 Peel St WINDSOR 3181 (REI/VG)

Agent Comments

Agent Comments





Price: \$460,000 Method: Private Sale Date: 24/10/2022 Property Type: Apartment

24/174 Peel St WINDSOR 3181 (REI)



Agent Comments



Price: \$452,000 Method: Private Sale Date: 11/02/2023 Property Type: Apartment

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





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