

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

504/1a Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between \$430,000

&

\$470,000

Median sale price

Median price \$532,500

Property Type Unit

Suburb Windsor

Period - From 30/03/2022

to

29/03/2023

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	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



1
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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)

Agent Comments

1
 1
 1

Price: \$465,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Apartment



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

Agent Comments

1
 1
 1

Price: \$460,000

Method: Private Sale

Date: 24/10/2022

Property Type: Apartment



24/174 Peel St WINDSOR 3181 (REI)

Agent Comments

1
 1
 1

Price: \$452,000

Method: Private Sale

Date: 11/02/2023

Property Type: Apartment