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## 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

3/13 Peel Street, Windsor Vic 3181

### Indicative selling price

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

Range between \$650,000

&

\$715,000

### Median sale price

Median price \$542,500

House

Unit

X

Suburb

Windsor

Period - From 01/04/2019

to

30/06/2019

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	10/2a The Avenue WINDSOR 3181	\$700,000	18/05/2019
2	4/1 Fulton St ST KILDA EAST 3183	\$695,000	01/05/2019
3	5/24 Tennyson St ELWOOD 3184	\$690,000	02/03/2019

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.



**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

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**Indicative Selling Price**

\$650,000 - \$715,000

**Median Unit Price**

June quarter 2019: \$542,500

## Comparable Properties



**10/2a The Avenue WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$700,000

**Method:** Auction Sale

**Date:** 18/05/2019

**Rooms:** -

**Property Type:** Apartment



**4/1 Fulton St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$695,000

**Method:** Private Sale

**Date:** 01/05/2019

**Rooms:** -

**Property Type:** Apartment



**5/24 Tennyson St ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$690,000

**Method:** Sold Before Auction

**Date:** 02/03/2019

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 1897 sqm approx