

### 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

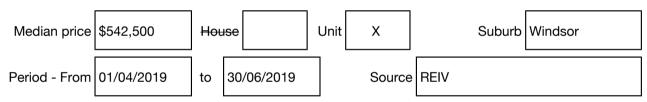
ess 3/13 Peel Street, Windsor Vic 3181 and ode

#### Indicative selling price

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

Range between	\$650,000	&	\$715,000

#### Median sale price



#### 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.

#### Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Strata Unit/Flat Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

> 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)



Price: \$700,000 Method: Auction Sale Date: 18/05/2019 Rooms: -Property Type: Apartment

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

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

**d** 1

Agent Comments

Agent Comments





Price: \$695,000 Method: Private Sale Date: 01/05/2019 Rooms: -Property Type: Apartment

**2** 2

Agent Comments



Price: \$690,000 Method: Sold Before Auction Date: 02/03/2019 Rooms: 4 Property Type: Apartment Land Size: 1897 sqm approx

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