

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

102/152 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$607,000

Property Type Unit

Suburb Windsor

Period - From 01/04/2021

to 31/03/2022

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	G11/88 Carlisle St ST KILDA 3182	\$595,000	18/03/2022
2	1516/568 St Kilda Rd MELBOURNE 3004	\$552,000	14/04/2022
3	22/167 Fitzroy St ST KILDA 3182	\$540,000	21/04/2022

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:

27/06/2022 11:54



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending March 2022: \$607,000

Comparable Properties

G11/88 Carlisle St ST KILDA 3182 (VG)

1 - -

Price: \$595,000

Method: Sale

Date: 18/03/2022

Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Ground floor with courtyard, smaller internally on a main road in inferior location.

1516/568 St Kilda Rd MELBOURNE 3004 (VG)

1 - -

Price: \$552,000

Method: Sale

Date: 14/04/2022

Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Similar internal size with larger balcony in a high rise building.



22/167 Fitzroy St ST KILDA 3182 (REI/VG)

1 1 1

Price: \$540,000

Method: Private Sale

Date: 21/04/2022

Property Type: Unit

Agent Comments

Inferior location with nice spec, no storage cage and building doesn't have an elevator