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

116 Peel Street, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	n \$1,300,000		&		\$1,430,000					
Median sale price										
Median price	\$1,475,000	Property Type H		Hou	ouse		Suburb	Windsor		
Period - From	24/01/2023	to	23/01/2024		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.

Add	dress of comparable property	Price	Date of sale
1	9 Henry St WINDSOR 3181	\$1,350,000	05/10/2023
2	30 Victoria St WINDSOR 3181	\$1,325,000	03/01/2024
3	26 Florence St PRAHRAN 3181	\$1,311,000	18/11/2023

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.

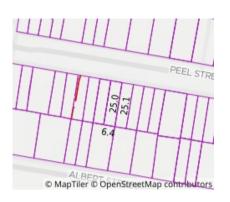
This Statement of Information was prepared on:

24/01/2024 14:52



116 Peel Street, Windsor Vic 3181

BigginScott





Property Type: House (Res) Agent Comments Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price 24/01/2023 - 23/01/2024: \$1,475,000

Comparable Properties

9 Henry St WINDSOR 3181 (REI/VG) 2 1 2 - Price: \$1,350,000 Method: Sold Before Auction Date: 05/10/2023 Property Type: House (Res) Land Size: 171 sqm approx	Agent Comments 2 bed,1 bath. Located within 400m.
30 Victoria St WINDSOR 3181 (REI) 2 1 - Price: \$1,325,000 Method: Private Sale Date: 03/01/2024 Property Type: House (Res)	Agent Comments 2 bed,1 bath, no parking.
26 Florence St PRAHRAN 3181 (REI) 2 1 1 1 1 Price: \$1,311,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res)	Agent Comments Located in Prahran. 2 bed, 1 bath, 1 car.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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