

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

49/174 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$519,000 Property Type Unit Suburb Windsor

Period - From 20/06/2022 to 19/06/2023 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	3/7 White St WINDSOR 3181	\$821,200	16/06/2023
2	804/105 High St PRAHRAN 3181	\$760,000	21/04/2023
3			

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.~~

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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

20/06/2022 - 19/06/2023: \$519,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



3/7 White St WINDSOR 3181 (REI)

 2  2  1

Price: \$821,200

Method: Sold Before Auction

Date: 16/06/2023

Property Type: Apartment

Agent Comments

Same accommodation, split over two levels with a smaller outdoor area.



804/105 High St PRAHRAN 3181 (REI)

 2  2  1

Price: \$760,000

Method: Private Sale

Date: 21/04/2023

Property Type: Apartment

Agent Comments

Same accommodation, with a smaller outdoor area.

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.

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