

# 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

501/1A 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 \$580,000 & \$620,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb Windsor

Period - From 27/03/2023 to 26/03/2024 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	507/2a Henry St WINDSOR 3181	\$617,000	31/01/2024
2	106/181 Fitzroy St ST KILDA 3182	\$600,000	05/02/2024
3	101/76 Barkly St ST KILDA 3182	\$583,000	29/02/2024

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:

27/03/2024 10:37

Nicholas Kaine  
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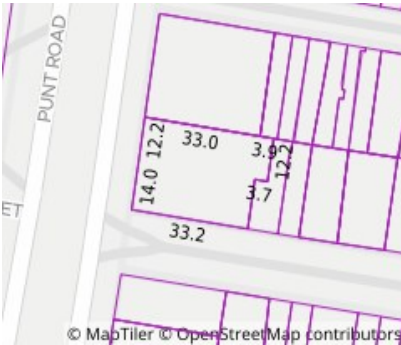
nkaine@bigginScott.com.au

**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

27/03/2023 - 26/03/2024: \$530,000



2   2   1

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**507/2a Henry St WINDSOR 3181 (REI)**

2   2   1

Agent Comments

2 bed, 2 bath, 1 car. Located within 100m.

**Price:** \$617,000

**Method:** Private Sale

**Date:** 31/01/2024

**Property Type:** Apartment



**106/181 Fitzroy St ST KILDA 3182 (REI)**

2   2   1

Agent Comments

2 bed, 2 bath, 1 car. Located in St Kilda.

**Price:** \$600,000

**Method:** Private Sale

**Date:** 05/02/2024

**Property Type:** Apartment



**101/76 Barkly St ST KILDA 3182 (REI)**

2   2   1

Agent Comments

2 bed, 2 bath, 1 car. Located within 1km.

**Price:** \$583,000

**Method:** Private Sale

**Date:** 29/02/2024

**Property Type:** Apartment

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