

# 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

71 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Windsor

Period - From

01/10/2023

to

31/12/2023

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	41 Union St WINDSOR 3181	\$1,222,000	28/10/2023
2	16 Moffat St SOUTH YARRA 3141	\$1,160,000	08/12/2023
3	6 Macquarie St PRAHRAN 3181	\$1,145,000	16/12/2023

**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:

05/02/2024 14:56



**Property Type:** House

Agent Comments

## Comparable Properties



**41 Union St WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$1,222,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 182 sqm approx



**16 Moffat St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$1,160,000

**Method:** Sold Before Auction

**Date:** 08/12/2023

**Property Type:** House (Res)



**6 Macquarie St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$1,145,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)