Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 82 Peel Street, Windsor Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,500,000	Pro	operty Type	Hou	se		Suburb	Windsor
Period - From	01/07/2022	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	80 Peel St WINDSOR 3181	\$1,000,000	01/04/2023
2	65 Bayview St PRAHRAN 3181	\$1,025,000	17/06/2023
3	10 Frederick St WINDSOR 3181	\$1,100,000	10/07/2023

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:

17/07/2023 11:28



82 Peel Street, Windsor Vic 3181







Property Type: House Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending June 2023: \$1,500,000

Comparable Properties



80 Peel St WINDSOR 3181 (REI)

Price: \$1,000,000 Method: Auction Sale Date: 01/04/2023 Property Type: House (Res) Agent Comments

Agent Comments



65 Bayview St PRAHRAN 3181 (REI)

Price: \$1,025,000 Method: Auction Sale Date: 17/06/2023 Property Type: House (Res)

10 Frederick St WINDSOR 3181 (REI)



Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 10/07/2023 Property Type: House

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



property data

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