

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

82 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Windsor

Period - From 01/07/2022 to 30/06/2023 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	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



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Property Type: House

Agent Comments

Comparable Properties



80 Peel St WINDSOR 3181 (REI)

Agent Comments

 2  1  -

Price: \$1,000,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)



65 Bayview St PRAHRAN 3181 (REI)

Agent Comments

 2  1  -

Price: \$1,025,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)



10 Frederick St WINDSOR 3181 (REI)

Agent Comments

 2  1  -

Price: \$1,100,000

Method: Private Sale

Date: 10/07/2023

Property Type: House