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	401/1A Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $622,500 Property Type Unit Suburb Windsor

Period - From 01/07/2021 to 30/06/2022 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	609/31 Grattan St PRAHRAN 3181	$648,000	15/09/2022
2	4/2 Maddock St WINDSOR 3181	$640,000	16/09/2022
3	601/470 St Kilda Rd MELBOURNE 3004	$635,000	04/08/2022

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: 26/09/2022 09:22

401/1A Peel Street, Windsor Vic 3181

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
Year ending June 2022: $622,500

Comparable Properties



609/31 Grattan St PRAHRAN 3181 (REI)

2 2 1

Price: $648,000
Method: Private Sale
Date: 15/09/2022
Property Type: Apartment

Agent Comments

Modern block with similar accommodation



4/2 Maddock St WINDSOR 3181 (REI)

2 2 1

Price: $640,000
Method: Private Sale
Date: 16/09/2022
Property Type: Apartment

Agent Comments

Similar accommodation



601/470 St Kilda Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: $635,000
Method: Private Sale
Date: 04/08/2022
Property Type: Apartment

Agent Comments

Modern block with similar accommodation

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