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	1/157 Peel Street, Windsor Vic 3181

Indicative selling price

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

Single price $359,000

Median sale price

Median price $520,000 Property Type Unit Suburb Windsor

Period - From 18/05/2022 to 17/05/2023 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	610/7 King St PRAHRAN 3181	$362,000	28/04/2023
2	7/21 Izett St PRAHRAN 3181	$350,000	06/05/2023
3	307/1 Mount St PRAHRAN 3181	$334,000	28/02/2023

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: 18/05/2023 15:52

1/157 Peel Street, Windsor Vic 3181

Nicholas Kaine
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1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$359,000
Median Unit Price
18/05/2022 - 17/05/2023: $520,000

Comparable Properties



610/7 King St PRAHRAN 3181 (REI)

1 1 1

Price: $362,000
Method: Private Sale
Date: 28/04/2023
Property Type: Apartment

Agent Comments

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



7/21 Izett St PRAHRAN 3181 (REI)

1 1 1

Price: $350,000
Method: Private Sale
Date: 06/05/2023
Property Type: Apartment

Agent Comments

1 bed, 1 bath, 1 car.



307/1 Mount St PRAHRAN 3181 (REI/VG)

1 1 -

Price: $334,000
Method: Private Sale
Date: 28/02/2023
Property Type: Unit

Agent Comments

Located within 1km. Same accommodation, no parking.

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