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	10/174 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between $495,000 & $544,500

Median sale price

Median price $511,000 Property Type Unit Suburb Windsor

Period - From 20/11/2022 to 19/11/2023 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	2/6 Lansdowne Rd ST KILDA EAST 3183	$536,000	22/07/2023
2	10/24 Fulton St ST KILDA EAST 3183	$530,000	17/08/2023
3	507/16 Porter St PRAHRAN 3181	$500,000	26/10/2023

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: 20/11/2023 15:41

10/174 Peel Street, Windsor Vic 3181



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$495,000 - $544,500
Median Unit Price
20/11/2022 - 19/11/2023: $511,000

Comparable Properties



2/6 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

1 1 1

Price: $536,000
Method: Auction Sale
Date: 22/07/2023
Property Type: Unit

Agent Comments



10/24 Fulton St ST KILDA EAST 3183 (REI/VG)

1 1 1

Price: $530,000
Method: Private Sale
Date: 17/08/2023
Property Type: Apartment

Agent Comments



507/16 Porter St PRAHRAN 3181 (REI)

1 1 1

Price: $500,000
Method: Private Sale
Date: 26/10/2023
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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