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	106/152 Peel Street, Windsor Vic 3181

Indicative selling price

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

Single price $619,000

Median sale price

Median price $550,000 Property Type Unit Suburb Windsor

Period - From 01/01/2023 to 31/12/2023 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	208/1 Mount St PRAHRAN 3181	$640,000	05/01/2024
2	11/45 Wellington St ST KILDA 3182	$633,000	14/02/2024
3	8/16 The Avenue BALACLAVA 3183	$620,000	16/01/2024

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: 29/02/2024 09:22

106/152 Peel Street, Windsor Vic 3181

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$619,000
Median Unit Price
Year ending December 2023: $550,000

Comparable Properties



208/1 Mount St PRAHRAN 3181 (REI/VG)

2 2 1

Price: $640,000
Method: Private Sale
Date: 05/01/2024
Property Type: Apartment

Agent Comments



11/45 Wellington St ST KILDA 3182 (REI)

2 2 1

Price: $633,000
Method: Private Sale
Date: 14/02/2024
Property Type: Apartment

Agent Comments



8/16 The Avenue BALACLAVA 3183 (REI)

2 2 1

Price: $620,000
Method: Private Sale
Date: 16/01/2024
Property Type: Apartment

Agent Comments

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