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	116 Peel Street, Windsor Vic 3181

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,500,000 Property Type House 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	9 Henry St WINDSOR 3181	$1,350,000	05/10/2023
2	30 Victoria St WINDSOR 3181	$1,325,000	03/01/2024
3	26 Florence St PRAHRAN 3181	$1,311,000	18/11/2023

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: 24/01/2024 17:44

116 Peel Street, Windsor Vic 3181

Nicholas Kaine
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2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
Year ending December 2023: $1,500,000

Comparable Properties



9 Henry St WINDSOR 3181 (REI/VG)

2 1 -

Price: $1,350,000
Method: Sold Before Auction
Date: 05/10/2023
Property Type: House (Res)
Land Size: 171 sqm approx

Agent Comments



30 Victoria St WINDSOR 3181 (REI)

2 1 -

Price: $1,325,000
Method: Private Sale
Date: 03/01/2024
Property Type: House (Res)

Agent Comments



26 Florence St PRAHRAN 3181 (REI)

2 1 1

Price: $1,311,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)

Agent Comments

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