

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

57 Gipps Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,245,500

Property Type House

Suburb Collingwood

Period - From 23/08/2022

to

22/08/2023

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	30 Rutland St CLIFTON HILL 3068	\$1,205,000	12/08/2023
2	12 Maugie St ABBOTSFORD 3067	\$1,125,000	05/08/2023
3	32 Condell St FITZROY 3065	\$1,030,000	17/06/2023

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:

23/08/2023 12:25

Michael Amarant

03 8415 6100

0411 144 569

michaelamarant@jellisrcraig.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

23/08/2022 - 22/08/2023: \$1,245,500



Rooms: 3

Property Type: House

Land Size: 151 sqm approx

Agent Comments

Comparable Properties



30 Rutland St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,205,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)



12 Maugie St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,125,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)



32 Condell St FITZROY 3065 (REI)

Agent Comments



Price: \$1,030,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Account - Jellis Craig