## 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	57 Gipps Street, Collingwood Vic 3066
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$1,245,500	Pro	perty 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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 23/08/2022 - 22/08/2023: \$1,245,500



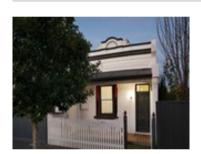
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Rooms: 3

**Property Type:** House **Land Size:** 151 sqm approx

**Agent Comments** 

# Comparable Properties



30 Rutland St CLIFTON HILL 3068 (REI)

2





**Price:** \$1,205,000 **Method:** Auction Sale **Date:** 12/08/2023

Property Type: House (Res)

**Agent Comments** 



12 Maugie St ABBOTSFORD 3067 (REI)

2







**Price:** \$1,125,000 **Method:** Auction Sale **Date:** 05/08/2023

Property Type: House (Res)

Agent Comments



32 Condell St FITZROY 3065 (REI)

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Price: \$1,030,000 Method: Auction Sale

Date: 17/06/2023 Property Type: House (Res) Agent Comments

Account - Jellis Craig



