

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

505/45 Victoria Parade, Collingwood Vic 3066

Indicative selling price

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

Single price

\$229,000

Median sale price

Median price

\$623,500

Property Type

Unit

Suburb

Collingwood

Period - From

12/05/2022

to

11/05/2023

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	702/570 Swanston St CARLTON 3053	\$256,000	28/04/2023
2	61/24-38 Little Bourke St MELBOURNE 3000	\$231,500	21/03/2023
3	1411/339 Swanston St MELBOURNE 3000	\$215,000	30/04/2023

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:

12/05/2023 14:09



 1  1  0

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$229,000

Median Unit Price
12/05/2022 - 11/05/2023: \$623,500

Comparable Properties



702/570 Swanston St CARLTON 3053 (REI)

Agent Comments

 1  1  -

Price: \$256,000
Method: Private Sale
Date: 28/04/2023
Property Type: Apartment



61/24-38 Little Bourke St MELBOURNE 3000 (REI)

Agent Comments

 1  1  -

Price: \$231,500
Method: Private Sale
Date: 21/03/2023
Property Type: Apartment



1411/339 Swanston St MELBOURNE 3000 (REI)

Agent Comments

 1  1  -

Price: \$215,000
Method: Private Sale
Date: 30/04/2023
Property Type: Apartment

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