

## Statement of Information

18<sup>th</sup> February 2019

**306/20 Peel Street, Collingwood**

1 bed 1 bath 1 car



### Indicative Selling Price

Range between **\$425,000 - \$450,000**

Median Sale Price - \$399,000 for a 1 bedroom unit in suburb Collingwood as of 31<sup>st</sup> December 2018. Sourced from [www.realestate.com.au](http://www.realestate.com.au)

### Comparable Property Sales

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	Features	Sale Date	Sale Price
1.	102/44 Bedford Street, Collingwood	1 bed, 1 bath, 1 car	17 <sup>th</sup> Feb 2018	\$412,000
2.	109/2 Hoddle Street, Collingwood	1 bed, 1 bath, 1 car	19 <sup>th</sup> May 2018	\$425,000
3.	107/55 Islington Street, Collingwood	1 bed, 1 bath, 1 car	27 <sup>th</sup> Sept 2018	\$447,000

*The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.*