## 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

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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	ÅF <b>Æ€€€€</b>	&	ÅFÎ <del>LICE΀€€</del>
Single Price	between	W. IDEELEEEE	α	ALITICETE CE

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	ÅFÊFÌ FÊ€€€	Prope	erty type	P[ *•^		Suburb	Ô[   ā * ¸ [ [ å
Period-from	€FÁJ&ÁG€G€	to	H€ÁÛ^] Á	ŒŒ	Source		Ô[ ¦^ [ * <b>&amp;</b>

#### 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 6 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
IÐ ΘÁΥ^∥āj* q[}ÁÙ d^^οÁÔ[∥āj*, [[å ÁΧ ΦÔÁH€ÎÎ	ÅF <del>Êl€</del> FÊ€€€	FFËL'^] ËGF
GÎÁÖât@AÛd^^ơÁÔ[∥ãj*, [[åÁXOÔÁH€ÎÎ	ÅFÉGGÎÉE€	GHËR' } ËGF
FHIÁÛæ&\çã∥^ÁÙd^^ơÁÔ[∥ãj*¸[[åÁXÓÔÁH€ÎÎ	ÅFÆGÍÆ€	G€ËT æÊ ËGF

#### 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 6 months.

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4/92 Wellington Street Collingwood VIC 3066

₾ 2

⇔ 2

Sold Price

**\$1,301,000** Sold Date

11-Sep-21

Distance

0.77km



26 Dight Street Collingwood VIC 3066

Sold Price

**\$1,226,500** Sold Date **23-Jun-21** 

**2** ₾ 1 Distance

0.42km



134 Sackville Street Collingwood VIC 3066

Sold Price

\$1,225,000 Sold Date 20-May-21

Distance

0.17km

**RS** = Recent sale

UN = Undisclosed Sale

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