

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

18 Budd Street, Collingwood Vic 3066

Indicative selling price

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

Single price

\$1,025,000

Median sale price

Median price

\$1,235,500

Property Type

House

Suburb

Collingwood

Period - From

01/07/2023

to

30/06/2024

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	37 Campbell St COLLINGWOOD 3066	\$1,025,000	10/08/2024
2	317 Wellington St COLLINGWOOD 3066	\$1,020,000	03/08/2024
3	359 Wellington St CLIFTON HILL 3068	\$1,030,000	06/07/2024

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:

08/10/2024 10:49



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Property Type: House
Land Size: 232 sqm approx
Agent Comments

Indicative Selling Price
\$1,025,000
Median House Price
Year ending June 2024: \$1,235,500

Comparable Properties



37 Campbell St COLLINGWOOD 3066 (REI) **Agent Comments**

 2  1  1

Price: \$1,025,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)



317 Wellington St COLLINGWOOD 3066 (REI) **Agent Comments**

 2  1  1

Price: \$1,020,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 111 sqm approx



359 Wellington St CLIFTON HILL 3068 (REI) **Agent Comments**

 2  1  1

Price: \$1,030,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017