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	18 Budd Street, Collingwood Vic 3066
Including suburb and	
postcode	

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 \$1,2	235,500 Pr	operty Type	House		Suburb	Collingwood
Period - From 01/0	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

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 comparableproperties 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









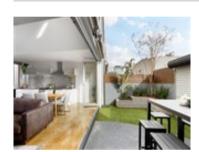


Property Type: House Land Size: 232 sqm approx

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)





Price: \$1,025,000 Method: Auction Sale Date: 10/08/2024

Property Type: House (Res)

Agent Comments



317 Wellington St COLLINGWOOD 3066 (REI) Agent Comments



Method: Auction Sale Date: 03/08/2024 Property Type: House (Res)

Price: \$1,020,000

Land Size: 111 sqm approx



359 Wellington St CLIFTON HILL 3068 (REI)

Price: \$1,030,000





Method: Auction Sale Date: 06/07/2024 Property Type: House (Res) Agent Comments

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