

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

605/45 Victoria Parade, Collingwood Vic 3066

Indicative selling price

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

Single price

\$245,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/10/2020

to

31/12/2020

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	512/45 Victoria Pde COLLINGWOOD 3066	\$212,000	22/06/2020
2	512/45 Victoria Pde COLLINGWOOD 3066	\$212,000	22/06/2020
3	321/45 Victoria Pde COLLINGWOOD 3066	\$210,000	29/01/2020

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:

10/02/2021 11:14



 1
  1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$245,000

Median Unit Price

December quarter 2020: \$700,000

Comparable Properties



512/45 Victoria Pde COLLINGWOOD 3066 (REI)

Agent Comments

 2
  1
  -

Price: \$212,000

Method: Private Sale

Date: 22/06/2020

Property Type: Apartment



512/45 Victoria Pde COLLINGWOOD 3066 (REI)

Agent Comments

 2
  1
  -

Price: \$212,000

Method: Private Sale

Date: 22/06/2020

Property Type: Apartment



321/45 Victoria Pde COLLINGWOOD 3066 (REI)

Agent Comments

 1
  1
  -

Price: \$210,000

Method: Private Sale

Date: 29/01/2020

Rooms: 2

Property Type: Apartment