## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
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Address	605/45 Victoria Parade, Collingwood Vic 3066
Including suburb and	
postcode	

#### 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	Pro	perty 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

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

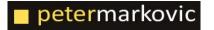
#### OR

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



Date of sale







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)

Price: \$212,000 Method: Private Sale Date: 22/06/2020

Property Type: Apartment

Agent Comments



512/45 Victoria Pde COLLINGWOOD 3066

(REI)

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Price: \$212,000 Method: Private Sale Date: 22/06/2020

Property Type: Apartment

**Agent Comments** 



321/45 Victoria Pde COLLINGWOOD 3066

(REI)

**--** 1

Price: \$210,000 Method: Private Sale Date: 29/01/2020

Rooms: 2

Property Type: Apartment

**Agent Comments** 

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



