

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 6/66 Perry Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$607,500 Property Type Unit Suburb Collingwood

Period - From 01/10/2019 to 31/12/2019 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	8/6-8 Charlotte St COLLINGWOOD 3066	\$540,000	29/11/2019
2	203/2 Johnston St COLLINGWOOD 3066	\$520,000	09/08/2019
3	6/5-7 Princes St ABBOTSFORD 3067	\$446,000	30/11/2019

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: 28/01/2020 20:41



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

December quarter 2019: \$607,500

Comparable Properties



8/6-8 Charlotte St COLLINGWOOD 3066 (REI) **Agent Comments**

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Price: \$540,000

Method: Private Sale

Date: 29/11/2019

Property Type: Unit



203/2 Johnston St COLLINGWOOD 3066 (REI) **Agent Comments**

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Price: \$520,000

Method: Private Sale

Date: 09/08/2019

Property Type: Apartment



6/5-7 Princes St ABBOTSFORD 3067 (REI) **Agent Comments**

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Price: \$446,000

Method: Auction Sale

Date: 30/11/2019

Rooms: 3

Property Type: Apartment