

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

604/45 Victoria Parade, Collingwood Vic 3066

Indicative selling price

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

Single price

\$219,000

Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Collingwood

Period - From

21/05/2020

to

20/05/2021

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	503/155 Bourke St MELBOURNE 3000	\$250,000	11/04/2021
2	605/45 Victoria Pde COLLINGWOOD 3066	\$235,000	28/04/2021
3	1302/222 Russell St MELBOURNE 3000	\$208,000	31/03/2021

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:

21/05/2021 11:03



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Property Type: Apartment

Agent Comments

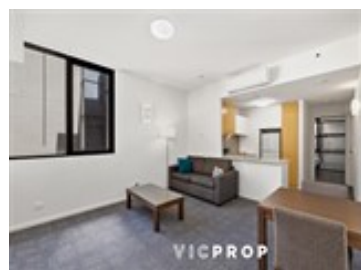
Indicative Selling Price

\$219,000

Median Unit Price

21/05/2020 - 20/05/2021: \$675,000

Comparable Properties



503/155 Bourke St MELBOURNE 3000 (REI)

Agent Comments

 2  1  -

Price: \$250,000

Method: Private Sale

Date: 11/04/2021

Property Type: Apartment



605/45 Victoria Pde COLLINGWOOD 3066 (REI)

Agent Comments

 1  1  1

Price: \$235,000

Method: Private Sale

Date: 28/04/2021

Property Type: Apartment



1302/222 Russell St MELBOURNE 3000 (REI)

Agent Comments

 -  1  -

Price: \$208,000

Method: Private Sale

Date: 31/03/2021

Property Type: Studio Apartment