

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

615/45 Victoria Parade, Collingwood Vic 3066

Indicative selling price

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

Single price

\$195,000

Median sale price

Median price

\$652,500

Property Type

Unit

Suburb

Collingwood

Period - From

01/10/2023

to

30/09/2024

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	Price	Date of sale
1	304/45 Victoria Pde COLLINGWOOD 3066	\$210,000	11/09/2024
2	627/45 Victoria Pde COLLINGWOOD 3066	\$220,000	05/09/2024
3			

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:

26/11/2024 12:46



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$195,000

Median Unit Price

Year ending September 2024: \$652,500

Comparable Properties



304/45 Victoria Pde COLLINGWOOD 3066 (REI)

Agent Comments

 1
  1
  -

Price: \$210,000

Method: Private Sale

Date: 11/09/2024

Property Type: Unit



627/45 Victoria Pde COLLINGWOOD 3066 (REI)

Agent Comments

 1
  1
  -

Price: \$220,000

Method: Private Sale

Date: 05/09/2024

Property Type: Apartment

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.

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