

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

16 Dight Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,360,000

Property Type House

Suburb Collingwood

Period - From 01/01/2022

to

31/03/2022

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	171 Canning St CARLTON 3053	\$1,290,000	23/04/2022
2	15 Dight St COLLINGWOOD 3066	\$1,232,000	19/03/2022
3	20 Kiewa St CLIFTON HILL 3068	\$1,195,000	01/05/2022

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:

13/05/2022 15:50

Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2022: \$1,360,000



2 1 0

Property Type: House

Agent Comments

Comparable Properties



171 Canning St CARLTON 3053 (REI)

Agent Comments

2 1 -

Price: \$1,290,000

Method: Auction Sale

Date: 23/04/2022

Property Type: House (Res)



15 Dight St COLLINGWOOD 3066 (REI/VG)

Agent Comments

3 1 1

Price: \$1,232,000

Method: Auction Sale

Date: 19/03/2022

Property Type: House (Res)

Land Size: 146 sqm approx



20 Kiewa St CLIFTON HILL 3068 (REI)

Agent Comments

2 1 -

Price: \$1,195,000

Method: Private Sale

Date: 01/05/2022

Property Type: House

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525