

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 322/45 Victoria Parade, Collingwood Vic 3066

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$623,500 Property Type Unit Suburb Collingwood

Period - From 01/07/2022 to 30/06/2023 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	7/6-8 Charlotte St COLLINGWOOD 3066	\$525,000	23/06/2023
2	111/55 Islington St COLLINGWOOD 3066	\$485,000	21/07/2023
3	706/123 Pelham St CARLTON 3053	\$460,000	07/07/2023

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: 09/08/2023 10:50



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$450,000 - \$495,000
Median Unit Price
 Year ending June 2023: \$623,500

Comparable Properties



7/6-8 Charlotte St COLLINGWOOD 3066 (REI) [Agent Comments](#)

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Price: \$525,000
Method: Private Sale
Date: 23/06/2023
Property Type: Apartment



111/55 Islington St COLLINGWOOD 3066 (REI) [Agent Comments](#)

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Price: \$485,000
Method: Private Sale
Date: 21/07/2023
Property Type: Apartment



706/123 Pelham St CARLTON 3053 (REI) [Agent Comments](#)

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Price: \$460,000
Method: Sold Before Auction
Date: 07/07/2023
Property Type: Apartment

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