

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

4/20 Bedford Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Collingwood

Period - From 01/07/2020 to 30/06/2021 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	31 Lilly St CLIFTON HILL 3068	\$1,275,000	10/07/2021
2	501/61 Rose St FITZROY 3065	\$1,245,000	29/06/2021
3	1/50 Spring St FITZROY 3065	\$1,130,000	15/07/2021

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:

20/09/2021 11:57

4/20 Bedford Street, Collingwood Vic 3066



Courtney Walker
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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2021: \$1,220,000



2 1 1

Property Type:

Agent Comments

Comparable Properties



31 Lilly St CLIFTON HILL 3068 (REI)

Agent Comments

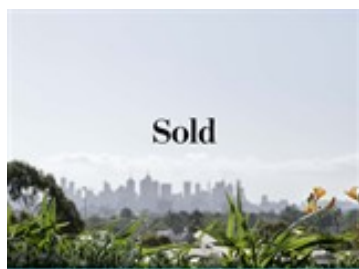
2 1 1

Price: \$1,275,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)



501/61 Rose St FITZROY 3065 (REI/VG)

Agent Comments

2 2 1

Price: \$1,245,000

Method: Private Sale

Date: 29/06/2021

Property Type: Apartment



1/50 Spring St FITZROY 3065 (REI)

Agent Comments

2 2 1

Price: \$1,130,000

Method: Auction Sale

Date: 15/07/2021

Property Type: Unit

Account - Jellis Craig



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