

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

302/45 Victoria Parade, Collingwood Vic 3066

Indicative selling price

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

Range between

\$200,000

&

\$220,000

Median sale price

Median price

\$607,500

Property Type

Unit

Suburb

Collingwood

Period - From

01/10/2019

to

30/09/2020

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	118/339 Swanston St MELBOURNE 3000	\$215,000	06/10/2020
2	905/528 Swanston St CARLTON 3053	\$208,000	14/10/2020
3	805/160 Little Lonsdale St MELBOURNE 3000	\$201,000	09/11/2020

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:

22/12/2020 16:53



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$200,000 - \$220,000

Median Unit Price

Year ending September 2020: \$607,500

Comparable Properties



118/339 Swanston St MELBOURNE 3000 (REI/VG)

Agent Comments

1 1 -

Price: \$215,000

Method: Private Sale

Date: 06/10/2020

Property Type: Apartment



905/528 Swanston St CARLTON 3053 (REI/VG) **Agent Comments**

1 1 -

Price: \$208,000

Method: Private Sale

Date: 14/10/2020

Property Type: Apartment

805/160 Little Lonsdale St MELBOURNE 3000 (REI/VG) **Agent Comments**

1 1 -

Price: \$201,000

Method: Private Sale

Date: 09/11/2020

Property Type: Flat/Unit/Apartment (Res)