## 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 betweer	\$200,000		&		\$220,000					
Median sale p	rice									
Median price	\$607,500	Pro	operty Type	Unit			Suburb	Collingwood		
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Add	Iress 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









**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)



Price: \$215,000 Method: Private Sale Date: 06/10/2020 Property Type: Apartment



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



Price: \$208,000 Method: Private Sale Date: 14/10/2020 Property Type: Apartment

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



Price: \$201,000 Method: Private Sale Date: 09/11/2020 Property Type: Flat/Unit/Apartment (Res)

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments