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

103/57 Johnston Street, Collingwood Vic 3066

Indicative selling price

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Single price \$795,000

Median sale price

Median price	\$703,000	Pro	perty Type Unit	t		Suburb	Collingwood
Period - From	01/10/2023	to	31/12/2023	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	dress of comparable property	Price	Date of sale
1	5/70 Stanley St COLLINGWOOD 3066	\$860,000	25/08/2023
2	602/8 Keele St COLLINGWOOD 3066	\$775,000	08/12/2023
3	303/107 Cambridge St COLLINGWOOD 3066	\$760,000	27/11/2023

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:

22/01/2024 16:07







Property Type: Apartment Agent Comments

Indicative Selling Price \$795,000 **Median Unit Price** December quarter 2023: \$703,000

Comparable Properties



5/70 Stanley St COLLINGWOOD 3066 (REI/VG) Agent Comments



Price: \$860,000 Method: Sold Before Auction Date: 25/08/2023 Property Type: Apartment



602/8 Keele St COLLINGWOOD 3066 (REI)

Agent Comments





Price: \$775,000 Method: Sold Before Auction Date: 08/12/2023 Property Type: Apartment



303/107 Cambridge St COLLINGWOOD 3066 Agent Comments (REI)



Price: \$760.000 Method: Private Sale Date: 27/11/2023 Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388



propertydata

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