Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/13 Alexander Street, Collingwood Vic 3066

Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$410,000

Median sale price

Median price	\$705,000	Pro	perty Type Unit	t	Suburb	Collingwood
Period - From	01/01/2021	to	31/03/2021	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.

Add	dress of comparable property	Price	Date of sale
1	8/20 Abbotsford St ABBOTSFORD 3067	\$430,000	27/03/2021
2	7/29 Dwyer St CLIFTON HILL 3068	\$415,000	17/05/2021
3	9/8 Bennett St FITZROY NORTH 3068	\$415,000	13/03/2021

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:

24/05/2021 13:15



5/13 Alexander Street, Collingwood Vic 3066



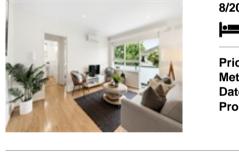
BALLARAT STREET



Property Type: Apartment Agent Comments Luke Dinakis 03 8415 6100 0421 832 006 lukedinakis@jelliscraig.com.au

Indicative Selling Price \$410,000 Median Unit Price March quarter 2021: \$705,000

Comparable Properties



8/20 Abbotsford St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$430,000 Method: Auction Sale Date: 27/03/2021 Property Type: Apartment



7/29 Dwyer St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$415,000 Method: Sold Before Auction Date: 17/05/2021 Property Type: Apartment



9/8 Bennett St FITZROY NORTH 3068 (REI/VG) Agent Comments



Price: \$415,000 Method: Auction Sale Date: 13/03/2021 Property Type: Apartment

Account - Jellis Craig





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.