

# 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

5/13 Alexander Street, Collingwood Vic 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$410,000

### Median sale price

Median price

\$705,000

Property Type

Unit

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.

	Address 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



**Property Type:** Apartment

**Agent Comments**

## 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