Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	10/343 Wellington Street, Collingwood Vic 3066
Including suburb and	
postcode	

Indicative selling price

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

Single price \$925,000

Median sale price

Median price	\$675,000	Pro	perty Type	Unit		Suburb	Collingwood
Period - From	07/05/2021	to	06/05/2022		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

Add	dress of comparable property	Price	Date of sale
1	310/251 Johnston St ABBOTSFORD 3067	\$1,015,000	18/01/2022
2	9/86 Queens Pde FITZROY NORTH 3068	\$1,000,000	28/03/2022
3	7/160 Easey St COLLINGWOOD 3066	\$862,000	18/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/05/2022 17:02













Property Type: Apartment **Agent Comments**

Indicative Selling Price \$925,000 **Median Unit Price**

07/05/2021 - 06/05/2022: \$675,000

Comparable Properties

310/251 Johnston St ABBOTSFORD 3067 (REI/VG)

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Price: \$1,015,000 Method: Private Sale Date: 18/01/2022

Property Type: Apartment

Agent Comments

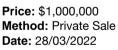
Agent Comments







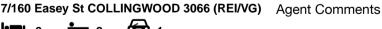






Property Type: Apartment





Price: \$862,000 Method: Private Sale Date: 18/03/2022

Property Type: Apartment

Account - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276



