

# 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

310/45 Victoria Parade, 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

\$220,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/01/2023

to

31/12/2023

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	105/70 Nicholson St FITZROY 3065	\$264,000	01/12/2023
2	312/51-67 Rathdowne St CARLTON 3053	\$216,000	15/12/2023
3	202/45 Victoria Pde COLLINGWOOD 3066	\$205,000	01/08/2023

**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:

30/01/2024 14:36



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$220,000  
**Median Unit Price**  
Year ending December 2023: \$650,000

## Comparable Properties



**105/70 Nicholson St FITZROY 3065 (REI)**

**Agent Comments**



**Price:** \$264,000  
**Method:** Private Sale  
**Date:** 01/12/2023  
**Property Type:** Apartment



**312/51-67 Rathdowne St CARLTON 3053 (REI)**

**Agent Comments**



**Price:** \$216,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** Apartment



**202/45 Victoria Pde COLLINGWOOD 3066 (REI)**

**Agent Comments**



**Price:** \$205,000  
**Method:** Private Sale  
**Date:** 01/08/2023  
**Property Type:** Apartment

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