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		

Single price \$220,000

Median sale price

Median price	\$650,000	Pro	perty Type Unit	t		Suburb	Collingwood
Period - From	01/01/2023	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	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



petermarkovic



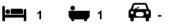


Property Type: Agent Comments Indicative Selling Price \$220,000 Median Unit Price Year ending December 2023: \$650,000

Comparable Properties



105/70 Nicholson St FITZROY 3065 (REI)



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

Date: 01/12/2023 Property Type: Apartment

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

Agent Comments

Agent Comments



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



202/45 Victoria Pde COLLINGWOOD 3066 (REI)

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

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



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