

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

6/105 Gold Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$298,000 & \$327,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Collingwood

Period - From 01/10/2020 to 31/12/2020 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	1/109 Heidelberg Rd CLIFTON HILL 3068	\$348,000	19/02/2021
2	3/9 South Tce CLIFTON HILL 3068	\$308,000	30/08/2020
3	31/23 George St FITZROY 3065	\$290,000	08/12/2020

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:

26/02/2021 18:11



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$298,000 - \$327,000
Median Unit Price
December quarter 2020: \$700,000

Comparable Properties



1/109 Heidelberg Rd CLIFTON HILL 3068 (REI) **Agent Comments**

1 1 1

Price: \$348,000
Method: Private Sale
Date: 19/02/2021
Property Type: Apartment



3/9 South Tce CLIFTON HILL 3068 (REI) **Agent Comments**

1 1 1

Price: \$308,000
Method: Private Sale
Date: 30/08/2020
Property Type: Apartment



31/23 George St FITZROY 3065 (REI) **Agent Comments**

1 1 1

Price: \$290,000
Method: Private Sale
Date: 08/12/2020
Property Type: Apartment