

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

502/2 Johnston Street, Collingwood Vic 3066

Indicative selling price

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

Single price

\$659,000

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	101/35 Victoria Pde COLLINGWOOD 3066	\$670,000	13/03/2021
2	401/41 Peel St COLLINGWOOD 3066	\$669,000	06/03/2021
3	1004/68 Cambridge St COLLINGWOOD 3066	\$643,000	04/02/2021

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:

19/04/2021 21:54

Michael Amarant

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0411 144 569

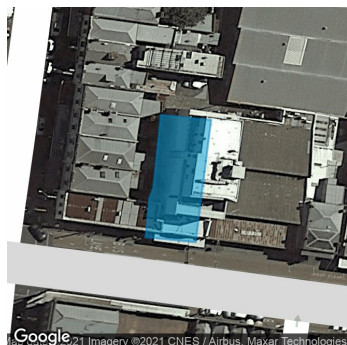
michaelamarant@jellisrcraig.com.au

Indicative Selling Price

\$659,000

Median Unit Price

March quarter 2021: \$705,000



2 2 -

Rooms: 3**Property Type:** House (Res)**Land Size:** Apartment sqm approx**Agent Comments**

Top floor penthouse apartment offering enormous privacy and stunning inner city views. Eco design and sustainable build development comprising two bedrooms, two bathrooms, open plan living, balcony, storage and bike rack area.

Comparable Properties

**101/35 Victoria Pde COLLINGWOOD 3066 (REI)****Agent Comments**

2 1 1

Price: \$670,000**Method:** Auction Sale**Date:** 13/03/2021**Property Type:** Apartment**401/41 Peel St COLLINGWOOD 3066 (REI)****Agent Comments**

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Price: \$669,000**Method:** Private Sale**Date:** 06/03/2021**Property Type:** Apartment**1004/68 Cambridge St COLLINGWOOD 3066 (REI/VG)****Agent Comments**

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Price: \$643,000**Method:** Private Sale**Date:** 04/02/2021**Property Type:** Apartment