Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

1/19 Bendigo Street, Collingwood Vic 3066
1

Indicative selling price

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

Single price \$225,000

Median sale price

Median price \$705,000	Property Type U	nit	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

1	4/65 Elizabeth St RICHMOND 3121	\$295,000	05/06/2021
2	109/70-74 Nicholson St FITZROY 3065	\$250,000	01/06/2021
3	HG01/12 Trenerry Cr ABBOTSFORD 3067	\$370,000	28/05/2021

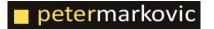
OR

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:	26/06/2021 14:48



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$225,000 **Median Unit Price** March quarter 2021: \$705,000

Comparable Properties



4/65 Elizabeth St RICHMOND 3121 (REI)

Price: \$295,000 Method: Auction Sale Date: 05/06/2021

Property Type: Apartment

Agent Comments



109/70-74 Nicholson St FITZROY 3065 (REI)



Price: \$250,000 Method: Private Sale Date: 01/06/2021

Property Type: Apartment

Agent Comments



HG01/12 Trenerry Cr ABBOTSFORD 3067 (REI) Agent Comments





Price: \$370,000

Method: Sold Before Auction

Date: 28/05/2021

Property Type: Apartment

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