

# 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

1/19 Bendigo Street, 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

\$225,000

### 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	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



 1  1  0

**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)**

**Agent Comments**

 1  1  1

**Price:** \$295,000  
**Method:** Auction Sale  
**Date:** 05/06/2021  
**Property Type:** Apartment



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

**Agent Comments**

 1  1  -

**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 01/06/2021  
**Property Type:** Apartment



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

 1  1  1

**Price:** \$370,000  
**Method:** Sold Before Auction  
**Date:** 28/05/2021  
**Property Type:** Apartment

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