



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 303/45 Victoria Parade, COLLINGWOOD 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$189,000 - \$207,000**

### Median sale price

Median Unit for **COLLINGWOOD** for period **Jan 2017 - Jan 2018**

Sourced from **Pricefinder**.

**\$550,000**

### Comparable property sales

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 the most comparable to the property for sale.

**404/45 Victoria Parade ,**  
Collingwood 3066

**Price \$180,000** Sold 23  
September 2017

**315/45 Victoria Parade ,**  
Collingwood 3066

**Price \$220,000** Sold 06  
February 2018

**308/45 Victoria Parade ,**  
Collingwood 3066

**Price \$240,000** Sold 16  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ross Hunt Real Estate

99-105 Union Road,  
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### Contact agents



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Real Estate