

## 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

616/45 Victoria Parade, Collingwood Vic 3066

#### Indicative selling price

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

Range between \$210,000 & \$230,000

#### Median sale price

Median price \$602,500 House Unit X Suburb Collingwood

Period - From 01/07/2018 to 30/09/2018 Source REIV

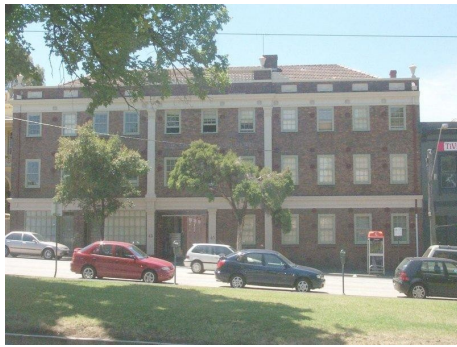
#### Comparable property sales (\*Delete A or B below as applicable)

**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	811/133 Jolimont Rd EAST MELBOURNE 3002	\$238,000	21/05/2018
2	320/45 Victoria Pde COLLINGWOOD 3066	\$190,000	09/06/2018
3	303/45 Victoria Pde COLLINGWOOD 3066		17/05/2018

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$210,000 - \$230,000  
**Median Unit Price**  
September quarter 2018: \$602,500

Undisclosed price of unit 303/45 Victoria Parade is estimated to be \$175,000

## Comparable Properties

**811/133 Jolimont Rd EAST MELBOURNE 3002** Agent Comments  
(REI)



**Price:** \$238,000  
**Method:** Private Sale  
**Date:** 21/05/2018  
**Rooms:** 3  
**Property Type:** Serviced Apartment



**320/45 Victoria Pde COLLINGWOOD 3066** Agent Comments  
(REI)



**Price:** \$190,000  
**Method:** Private Sale  
**Date:** 09/06/2018  
**Rooms:** -  
**Property Type:** Studio Apartment



**303/45 Victoria Pde COLLINGWOOD 3066** Agent Comments  
(REI)



**Price:**  
**Method:** Private Sale  
**Date:** 17/05/2018  
**Rooms:** 2  
**Property Type:** Apartment