

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

52 Gipps Street, Collingwood Vic 3066

Indicative selling price

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

Single price

\$1,390,000

Median sale price

Median price

\$1,110,000

Property Type

House

Suburb

Collingwood

Period - From

01/01/2023

to

31/03/2023

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	40 Rae St FITZROY NORTH 3068	\$1,435,000	14/02/2023
2	183 Nicholson St CARLTON 3053	\$1,400,000	05/06/2023
3	24 Bendigo St COLLINGWOOD 3066	\$1,301,000	01/07/2023

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:

11/07/2023 11:08



3 1 1

Rooms: 5

Property Type: House

Land Size: 148 sqm approx

Agent Comments

legantly presented this fully renovated period home offers three large bedrooms, formal living, one bathroom and kitchen with Euro-style laundry. Enter off a beautiful tiled porch with iron lacework to an unusually wide arched hallway with Baltic floorboards.

Comparable Properties



40 Rae St FITZROY NORTH 3068 (REI)

Agent Comments

3 2 -

Price: \$1,435,000

Method: Sold Before Auction

Date: 14/02/2023

Property Type: House (Res)



183 Nicholson St CARLTON 3053 (REI)

Agent Comments

3 1 2

Price: \$1,400,000

Method: Private Sale

Date: 05/06/2023

Property Type: House

Land Size: 174 sqm approx



24 Bendigo St COLLINGWOOD 3066 (REI)

Agent Comments

3 1 -

Price: \$1,301,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)