

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

15 Dight Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,306,500

Property Type House

Suburb Collingwood

Period - From 01/10/2021

to

31/12/2021

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	20 Blanche St COLLINGWOOD 3066	\$1,150,000	06/12/2021
2	14 Regent St RICHMOND 3121	\$1,135,000	19/02/2022
3	13 Campbell St COLLINGWOOD 3066	\$1,000,000	02/12/2021

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:

24/02/2022 08:29

Walter Summons

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2021: \$1,306,500



3 1 1

Property Type: House (Res)

Land Size: 109 sqm approx

Agent Comments

Comparable Properties



20 Blanche St COLLINGWOOD 3066 (REI)

Agent Comments

2 1 -

Price: \$1,150,000

Method: Private Sale

Date: 06/12/2021

Property Type: House



14 Regent St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$1,135,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)



13 Campbell St COLLINGWOOD 3066 (REI/VG) **Agent Comments**

2 1 1

Price: \$1,000,000

Method: Sold Before Auction

Date: 02/12/2021

Property Type: House (Res)

Land Size: 150 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525