

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

602/45 Victoria Parade, Collingwood Vic 3066

Indicative selling price

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

Single price

\$280,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/04/2022

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	6/130 Queensberry St CARLTON 3053	\$310,000	21/06/2023
2	333/51 Rathdowne St CARLTON 3053	\$298,000	06/05/2023
3	3/25 Hotham St EAST MELBOURNE 3002	\$257,000	26/05/2023

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:

04/07/2023 13:10



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$280,000

Median Unit Price

Year ending March 2023: \$650,000

Comparable Properties



6/130 Queensberry St CARLTON 3053 (REI)

Agent Comments

 1
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Price: \$310,000

Method: Private Sale

Date: 21/06/2023

Property Type: Apartment



333/51 Rathdowne St CARLTON 3053 (REI)

Agent Comments

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Price: \$298,000

Method: Private Sale

Date: 06/05/2023

Property Type: Studio Apartment



3/25 Hotham St EAST MELBOURNE 3002 (REI) Agent Comments

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Price: \$257,000

Method: Private Sale

Date: 26/05/2023

Property Type: Apartment

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