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		

Single price \$280,000

Median sale price

Median price	\$650,000	Pro	perty Type Unit	t		Suburb	Collingwood
Period - From	01/04/2022	to	31/03/2023	Sou	urce	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.

Add	dress 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



petermarkovic





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



Price: \$310,000 **Method:** Private Sale **Date:** 21/06/2023

Property Type: Apartment



333/51 Rathdowne St CARLTON 3053 (REI)

Agent Comments



Price: \$298,000 Method: Private Sale Date: 06/05/2023 Property Type: Studio Apartment



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



Price: \$257,000 Method: Private Sale Date: 26/05/2023 Property Type: Apartment

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





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