# 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

304/45 Victoria Parade, Collingwood Vic 3066

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$205,000		&		\$215,000			
Median sale pr	rice							
Median price	\$689,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/04/2024	to	30/06/2024		So	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	320/45 Victoria Pde COLLINGWOOD 3066	\$195,000	24/05/2024
2	310/45 Victoria Pde COLLINGWOOD 3066	\$210,000	26/03/2024
3			

OR

**B**<sup>\*</sup> 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:

11/09/2024 15:05



## petermarkovic





**Property Type:** Agent Comments Indicative Selling Price \$205,000 - \$215,000 Median Unit Price June quarter 2024: \$689,000

# **Comparable Properties**



Price: \$195,000 Method: Private Sale

(REI)

320/45 Victoria Pde COLLINGWOOD 3066



Agent Comments

Date: 26/03/2024 Property Type: Apartment

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.

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

propertydata



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