

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$205,000 & \$215,000

### Median sale price

Median price \$689,000 Property Type Unit Suburb Collingwood

Period - From 01/04/2024 to 30/06/2024 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	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\* 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



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$205,000 - \$215,000

**Median Unit Price**

June quarter 2024: \$689,000

## Comparable Properties



**320/45 Victoria Pde COLLINGWOOD 3066 (REI)**

Agent Comments



**Price:** \$195,000  
**Method:** Private Sale  
**Date:** 24/05/2024  
**Property Type:** Unit



**310/45 Victoria Pde COLLINGWOOD 3066 (REI)**

Agent Comments



**Price:** \$210,000  
**Method:** Private Sale  
**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.

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