

# 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

7/20 Bedford Street, 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb Collingwood

Period - From 01/01/2019

to

31/12/2019

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	54 Hotham St COLLINGWOOD 3066	\$1,100,000	21/11/2019
2	2/191 Mckean St FITZROY NORTH 3068	\$1,040,000	31/08/2019
3	52 Hotham St COLLINGWOOD 3066	\$1,010,000	21/09/2019

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:

26/02/2020 09:07



2   1   1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
Year ending December 2019: \$600,000

## Comparable Properties



**54 Hotham St COLLINGWOOD 3066 (REI/VG)**

**Agent Comments**

2   1   -

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 21/11/2019  
**Property Type:** House  
**Land Size:** 67 sqm approx



**2/191 Mckean St FITZROY NORTH 3068 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,040,000  
**Method:** Auction Sale  
**Date:** 31/08/2019  
**Property Type:** Townhouse (Res)



**52 Hotham St COLLINGWOOD 3066 (REI/VG)**

**Agent Comments**

2   1   -

**Price:** \$1,010,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** House (Res)  
**Land Size:** 72 sqm approx