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

501/45 Victoria Parade, Collingwood Vic 3066

Indicative selling price

For the meaning of this		

Single price \$210,000

Median sale price

Median price	\$600,000	Pro	perty Type Unit	t		Suburb	Collingwood
Period - From	01/07/2018	to	30/06/2019	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	lress of comparable property	Price	Date of sale
1	30/24-38 Little Bourke St MELBOURNE 3000	\$219,000	27/07/2019
2	207/44 Brunswick St FITZROY 3065	\$217,500	19/08/2019
3	313/45 Victoria Pde COLLINGWOOD 3066	\$180,000	30/08/2019

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:

25/09/2019 08:10



petermarkovic





Property Type: Agent Comments Indicative Selling Price \$210,000 Median Unit Price Year ending June 2019: \$600,000

Comparable Properties



30/24-38 Little Bourke St MELBOURNE 3000 Agent Comments (REI)



Price: \$219,000 Method: Auction Sale Date: 27/07/2019 Rooms: 1 Property Type: Studio Apartment

207/44 Brunswick St FITZROY 3065 (REI)

<u>бо</u>р_

Agent Comments



Price: \$217,500 Method: Private Sale Date: 19/08/2019 Property Type: Apartment

1



313/45 Victoria Pde COLLINGWOOD 3066Agent Comments(REI)



Price: \$180,000 Method: Private Sale Date: 30/08/2019 Rooms: 2 Property Type: Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.