

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 price see consumer.vic.gov.au/underquoting

Single price

\$210,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/07/2018

to

30/06/2019

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	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



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 (REI)

Agent Comments



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



207/44 Brunswick St FITZROY 3065 (REI)

Agent Comments



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



313/45 Victoria Pde COLLINGWOOD 3066 (REI)

Agent Comments



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