

## 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

306/45 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) (\*Delete single price or range as applicable)

Single Price

\$229,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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 6 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

202/45 VICTORIA PARADE COLLINGWOOD VIC 3066	\$205,000	01-Aug-23
505/45 VICTORIA PARADE COLLINGWOOD VIC 3066	\$221,000	07-Jul-23
506/45 VICTORIA PARADE COLLINGWOOD VIC 3066	\$235,000	26-May-23

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 6 months.~~

This Statement of Information was prepared on: 27 September 2023



**202/45 VICTORIA PARADE  
COLLINGWOOD VIC 3066**

 1  1  -

Sold Price <sup>RS</sup> **\$205,000** Sold Date **01-Aug-23**

Distance **0km**



**505/45 VICTORIA PARADE  
COLLINGWOOD VIC 3066**

 1  1  -

Sold Price **\$221,000** Sold Date **07-Jul-23**

Distance **0km**



**506/45 VICTORIA PARADE  
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$235,000** Sold Date **26-May-23**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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