

# 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

72 Gold 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

\$969,250

Property Type

House

Suburb

Collingwood

Period - From

01/10/2018

to

30/09/2019

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	159 Canning St CARLTON 3053	\$1,134,000	21/09/2019
2	12 Ivan St FITZROY NORTH 3068	\$1,055,000	23/09/2019
3	101 Charles St ABBOTSFORD 3067	\$1,010,000	17/10/2019

**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:

21/10/2019 11:45



 3  1  0

**Property Type:** House  
**Land Size:** 175 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending September 2019: \$969,250

## Comparable Properties



**159 Canning St CARLTON 3053 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$1,134,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** House (Res)



**12 Ivan St FITZROY NORTH 3068 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$1,055,000  
**Method:** Private Sale  
**Date:** 23/09/2019  
**Property Type:** House



**101 Charles St ABBOTSFORD 3067 (REI)**

**Agent Comments**

 2  1  -

**Price:** \$1,010,000  
**Method:** Private Sale  
**Date:** 17/10/2019  
**Property Type:** House