## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$1,010,000

# Property offered for sale

Address	72 Gold Street, Collingwood Vic 3066
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$969,250	Pro	perty 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)

101 Charles St ABBOTSFORD 3067

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.

Ad	dress 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

#### OR

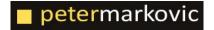
3

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



17/10/2019











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

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

**Indicative Selling Price** 

# Comparable Properties



159 Canning St CARLTON 3053 (REI)





Price: \$1,134,000 Method: Auction Sale Date: 21/09/2019

Property Type: House (Res)

**Agent Comments** 



12 Ivan St FITZROY NORTH 3068 (REI)

**-**3







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



101 Charles St ABBOTSFORD 3067 (REI)

**-**2





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

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