

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

204/44 Bedford Street, Collingwood Vic 3066

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/01/2020

to

31/12/2020

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	214/3 Hoddle St COLLINGWOOD 3066	\$430,000	20/10/2020
2	22/176 Smith St COLLINGWOOD 3066	\$429,000	07/11/2020
3	204/70 Stanley St COLLINGWOOD 3066	\$400,000	19/08/2020

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:

18/01/2021 22:32

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending December 2020: \$625,000

Comparable Properties

**214/3 Hoddle St COLLINGWOOD 3066 (VG)**

Agent Comments

**Price:** \$430,000**Method:** Sale**Date:** 20/10/2020**Property Type:** Subdivided Unit/Villa/Townhouse
- Single OYO Unit**22/176 Smith St COLLINGWOOD 3066 (REI/VG)**

Agent Comments

**Price:** \$429,000**Method:** Private Sale**Date:** 07/11/2020**Property Type:** Apartment**204/70 Stanley St COLLINGWOOD 3066 (VG)**

Agent Comments

**Price:** \$400,000**Method:** Sale**Date:** 19/08/2020**Property Type:** Subdivided Unit/Villa/Townhouse
- Single OYO Unit