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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$400,000		&		\$440,000			
Median sale pr	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Add	dress 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



♥ I C P R O P





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)

Property Type: Subdivided Unit/Villa/Townhouse

Price: \$430,000 Method: Sale Date: 20/10/2020

- Single OYO Unit

Agent Comments

Agent Comments



22/176 Smith St COLLINGWOOD 3066 (REI/VG)

Price: \$429,000 Method: Private Sale Date: 07/11/2020 Property Type: Apartment

Agent Comments



204/70 Stanley St COLLINGWOOD 3066 (VG)

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

Account - VICPROP



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.