

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 | 14-16 Derby 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  &

Median sale price

|               |  |               |   |        |  |
|---------------|--|---------------|---|--------|--|
| Median price  | <input type="text" value="\$1,235,000"/> | Property Type | <input type="text" value="House"/>      | Suburb | <input type="text" value="Collingwood"/> |
| Period - From | <input type="text" value="14/02/2023"/>  | to            | <input type="text" value="13/02/2024"/> | Source | <input type="text" value="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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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:



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
14/02/2023 - 13/02/2024: \$1,235,000

## Comparable Properties

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.

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