

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

204/35 VICTORIA PARADE COLLINGWOOD VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

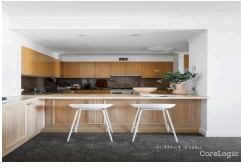
Date of sale

48/400 VICTORIA PARADE EAST MELBOURNE VIC 3002	\$1,222,000	25-Nov-23
211/88 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$1,160,000	31-Oct-23
117/88 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$1,300,000	01-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 15 April 2024



**48/400 VICTORIA PARADE EAST
 MELBOURNE VIC 3002**

 3  2  1

Sold Price **\$1,222,000** Sold Date **25-Nov-23**

Distance **0.15km**



**211/88 CAMBRIDGE STREET
 COLLINGWOOD VIC 3066**

 3  2  1

Sold Price **\$1,160,000** Sold Date **31-Oct-23**

Distance **0.31km**



**117/88 CAMBRIDGE STREET
 COLLINGWOOD VIC 3066**

 3  3  2

Sold Price ^{RS} **\$1,300,000** Sold Date **01-Mar-24**

Distance **0.32km**

RS = Recent sale UN = Undisclosed Sale

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