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

3/60 Budd Street, Collingwood Vic 3066

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,282,500	Pro	operty Type	Hous	se		Suburb	Collingwood
Period - From	01/04/2023	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	8/59 Leicester St FITZROY 3065	\$1,340,000	16/05/2023
2	520 Rae St FITZROY NORTH 3068	\$1,300,000	23/09/2023
3	1/54b Marine Pde ABBOTSFORD 3067	\$1,288,000	29/08/2023

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:

27/09/2023 10:20



petermarkovic





Property Type: Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** June quarter 2023: \$1,282,500

Comparable Properties



8/59 Leicester St FITZROY 3065 (REI)



Price: \$1,340,000 Method: Sold Before Auction Date: 16/05/2023 Property Type: Townhouse (Res)



520 Rae St FITZROY NORTH 3068 (REI)

6 1 2 2

Price: \$1,300,000 Method: Auction Sale Date: 23/09/2023 Property Type: Townhouse (Res)

1/54b Marine Pde ABBOTSFORD 3067 (REI) Agent Comments



Price: \$1,288,000 Method: Private Sale Date: 29/08/2023 Property Type: Townhouse (Res)

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



propertydata

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Agent Comments

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