## 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

322/45 Victoria Parade, Collingwood Vic 3066

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$450,000		&		\$495,000			
Median sale p	rice							
Median price	\$623,500	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/07/2022	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.

Ade	dress of comparable property	Price	Date of sale
1	7/6-8 Charlotte St COLLINGWOOD 3066	\$525,000	23/06/2023
2	111/55 Islington St COLLINGWOOD 3066	\$485,000	21/07/2023
3	706/123 Pelham St CARLTON 3053	\$460,000	07/07/2023

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:

09/08/2023 10:50



### petermarkovic





Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$450,000 - \$495,000 Median Unit Price Year ending June 2023: \$623,500

# **Comparable Properties**



7/6-8 Charlotte St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$525,000 Method: Private Sale Date: 23/06/2023 Property Type: Apartment



111/55 Islington St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$485,000 Method: Private Sale Date: 21/07/2023 Property Type: Apartment

706/123 Pelham St CARLTON 3053 (REI)

**D** 1

Agent Comments



Price: \$460,000 Method: Sold Before Auction Date: 07/07/2023 Property Type: Apartment

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



propertydata

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