

# 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

44 Ballarat 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

\$1,800,000

&

\$1,980,000

### Median sale price

Median price

\$1,044,750

Property Type

House

Suburb

Collingwood

Period - From

01/10/2023

to

31/12/2023

Source

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	5 Creek Pde NORTHCOTE 3070	\$2,000,000	02/09/2023
2	51 Field St CLIFTON HILL 3068	\$1,850,000	02/12/2023
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:

05/02/2024 14:11



**Rooms:** 2  
**Property Type:** House (Res)  
**Land Size:** 361 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
December quarter 2023: \$1,044,750

## Comparable Properties



**5 Creek Pde NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 364 sqm approx



**51 Field St CLIFTON HILL 3068 (REI)**

Agent Comments



**Price:** \$1,850,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)

177m2

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.