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									
Range betwee	n \$1,800,000		&		\$1,980,000				
Median sale price									
Median price	\$1,044,750	Pro	operty Type	Hou	se		Suburb	Collingwood	
Period - From	01/10/2023	to	31/12/2023		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 sixmonths 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	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





Gus Izzo



Rooms: 2 Property Type: House (Res) Land Size: 361 sqm approx Agent Comments 03 9403 9300 0434 006 209 gusizzo@jelliscraig.com.au

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) 4 2 - Price: \$2,000,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 364 sqm approx	Agent Comments
51 Field St CLIFTON HILL 3068 (REI) 4 2 2 2 Price: \$1,850,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res)	Agent Comments 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.

Account - Jellis Craig | P: 03 8415 6100

propertydata



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