

# 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 5/20 Bedford 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 \$975,000 & \$1,050,000

### Median sale price

Median price \$703,000 Property Type Unit 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		
2		
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: 29/02/2024 16:34



**Rooms:** 4

**Property Type:** Warehouse /  
Townhouse

**Land Size:** Strata sqm approx

**Agent Comments**

Absolutely one of a kind townhouse with warehouse infused style offering 1 bedroom plus study area (2nd bedroom area) set out over 2 levels offering more than 150 square metres of space - as well as its own separate garage. Unique and no comparable sales are evident in the prescribed period.

## Comparable Properties

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.