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

55a Gold Street, Collingwood Vic 3066

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-----------------|--------------------|------------|----|-------------|--------|-------------|--|--|
| Range betweer | een \$1,275,000 | | & | | \$1,350,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,282,500 | Property 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-------------|--------------|
| 1 | 506 Victoria Pde EAST MELBOURNE 3002 | \$1,350,000 | 15/04/2023 |
| 2 | 24 Bendigo St COLLINGWOOD 3066 | \$1,301,000 | 01/07/2023 |
| 3 | 135 Yarra St ABBOTSFORD 3067 | \$1,265,000 | 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:

28/08/2023 19:02



55a Gold Street, Collingwood Vic 3066







Rooms: 4 Property Type: House Land Size: 217 sqm approx Agent Comments Michael Amarant 03 8415 6100 0411 144 569 michaelamarant@jelliscraig.com.au

> Indicative Selling Price \$1,275,000 - \$1,350,000 Median House Price June quarter 2023: \$1,282,500

Comparable Properties

| | 506 Victoria Pde EAST MELBOURNE 3002 (REI/VG) 3 2 2 1 Price: \$1,350,000 Method: Private Sale Date: 15/04/2023 Property Type: House Land Size: 166 sqm approx | Agent Comments |
|-----------------|--|---|
| | 24 Bendigo St COLLINGWOOD 3066 (REI) 3 1 2 - Price: \$1,301,000 Method: Auction Sale Date: 01/07/2023 Property Type: House (Res) | Agent Comments Note - Land 198 square metres |
| Stockdale Leggo | 135 Yarra St ABBOTSFORD 3067 (REI) 1 1 3 1 Price: \$1,265,000 Method: Private Sale Date: 07/07/2023 Property Type: House Land Size: 285 sqm approx | Agent Comments |



Propertydata

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