

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,275,000 & \$1,350,000

### Median sale price

Median price \$1,282,500 Property Type House Suburb Collingwood

Period - From 01/04/2023 to 30/06/2023 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	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



**Rooms:** 4

**Property Type:** House

**Land Size:** 217 sqm approx

Agent Comments

## Comparable Properties



**506 Victoria Pde EAST MELBOURNE 3002 (REI/VG)**

Agent Comments



**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 15/04/2023

**Property Type:** House

**Land Size:** 166 sqm approx



**24 Bendigo St COLLINGWOOD 3066 (REI)**

Agent Comments



Note - Land 198 square metres

**Price:** \$1,301,000

**Method:** Auction Sale

**Date:** 01/07/2023

**Property Type:** House (Res)



**135 Yarra St ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$1,265,000

**Method:** Private Sale

**Date:** 07/07/2023

**Property Type:** House

**Land Size:** 285 sqm approx

Account - Jellis Craig