## 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

6/105 Gold Street, Collingwood Vic 3066

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$360,000		&		\$395,000			
Median sale pr	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/01/2024	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	205/119 Turner St ABBOTSFORD 3067	\$400,000	13/05/2024
2	3/270 Alexandra Pde.E CLIFTON HILL 3068	\$370,000	16/05/2024
3	4/115 Gold St COLLINGWOOD 3066	\$358,888	17/01/2024

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:

11/06/2024 08:31









**Property Type:** Apartment Agent Comments

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> Indicative Selling Price \$360,000 - \$395,000 Median Unit Price March quarter 2024: \$625,000

# **Comparable Properties**



205/119 Turner St ABBOTSFORD 3067 (VG)



Price: \$400,000 Method: Sale Date: 13/05/2024 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



3/270 Alexandra Pde.E CLIFTON HILL 3068 (REI) Agent Comments

Agent Comments



Price: \$370,000 Method: Private Sale Date: 16/05/2024 Property Type: Apartment

4/115 Gold St COLLINGWOOD 3066 (VG)

Agent Comments



Price: \$358,888 Method: Sale Date: 17/01/2024 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Jellis Craig | P: 03 8415 6100



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