Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	70 Gold Street, Collingwood Vic 3066
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,750,000	&	\$1,850,000
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Median sale price

Median price	\$1,240,500	Pro	perty Type	House		Suburb	Collingwood
Period - From	01/04/2023	to	31/03/2024		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

	areas or comparable property	1 1100	Date of Sale
1	19 Leicester St FITZROY 3065	\$1,850,000	18/05/2024
2	13b Charles St ABBOTSFORD 3067	\$1,820,000	11/04/2024
3	192 Gipps St ABBOTSFORD 3067	\$1,770,000	18/05/2024

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:	20/06/2024 14:36

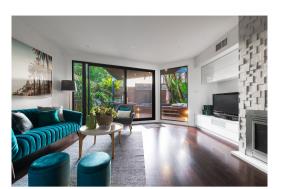


Date of sale



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Indicative Selling Price \$1,750,000 - \$1,850,000 **Median House Price** Year ending March 2024: \$1,240,500





Rooms: 5

Property Type: House (Res) Land Size: 198 sq metres approximately sqm approx **Agent Comments**

Fully renovated and updated split level 4 bedroom Victorian residence with 2 bathrooms, off street parking and excellent

Comparable Properties



appointment throughout.

19 Leicester St FITZROY 3065 (REI)



Agent Comments

Land - 155 square metres

Price: \$1,850,000

Method: Sold Before Auction

Date: 18/05/2024

Property Type: House (Res)



13b Charles St ABBOTSFORD 3067 (REI)







Agent Comments

Land - Strata.

Price: \$1,820,000 Method: Private Sale Date: 11/04/2024

Property Type: Townhouse (Res)



192 Gipps St ABBOTSFORD 3067 (REI)





Price: \$1,770,000 Method: Auction Sale Date: 18/05/2024

Property Type: House (Res) Land Size: 272 sqm approx Agent Comments

Account - Jellis Craig | P: 03 8415 6100



