

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

70 Gold Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,240,500 Property 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	Price	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



Rooms: 5
Property Type: House (Res)
Land Size: 198 sq metres
approximately sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000

Median House Price
Year ending March 2024: \$1,240,500

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

Comparable Properties



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)



Agent Comments

Price: \$1,770,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 272 sqm approx