Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/13 Alexander Street, Collingwood Vic 3066

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$370,000		&		\$400,000			
Median sale pr	rice							
Median price	\$703,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/10/2023	to	31/12/2023		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	209n/20 Reeves St CARLTON 3053	\$385,000	12/01/2024
2	2/264 Alexandra Pde.E CLIFTON HILL 3068	\$379,000	21/09/2023
3	2/201 Moor St FITZROY 3065	\$378,000	07/09/2023

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:

24/01/2024 16:52









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$370,000 - \$400,000 Median Unit Price December quarter 2023: \$703,000

Comparable Properties



209n/20 Reeves St CARLTON 3053 (REI)



Price: \$385,000 Method: Private Sale Date: 12/01/2024 Property Type: Apartment

Agent Comments

Agent Comments



2/264 Alexandra Pde.E CLIFTON HILL 3068 (REI)



Price: \$379,000 Method: Private Sale Date: 21/09/2023 Property Type: Apartment

2/201 Moor St FITZROY 3065 (REI/VG)



Agent Comments

Price: \$378,000 Method: Private Sale Date: 07/09/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888



propertydata

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