

lukedinakis@jelliscraig.com.au

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							
Indicative selling price	ce						

Range between \$690,000

Median sale price

Median price	\$610,000	Hou	se	Unit	Х			Suburb	Collingwood
Period - From	01/04/2017	to	31/03/2018		Soui	rce	REIV		

\$740,000

Comparable property sales (*Delete A or B below as applicable)

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

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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.

Add	dress of comparable property	Price	Date of sale
1	111/48 Rose St FITZROY 3065	\$800,000	23/03/2018
2	12/55 York St FITZROY NORTH 3068	\$728,300	10/11/2017
3	56/40 King William St FITZROY 3065	\$720,000	07/04/2018

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.

Account - Jellis Craig | P: 03 8415 6100



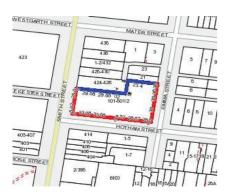


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Indicative Selling Price \$690,000 - \$740,000 Median Unit Price Year ending March 2018: \$610,000



Rooms: Property Type: Agent Comments

Comparable Properties



111/48 Rose St FITZROY 3065 (REI)

42 **-**2 **4**

Price: \$800,000 Method: Private Sale Date: 23/03/2018

Rooms: -

Property Type: Apartment

Agent Comments



12/55 York St FITZROY NORTH 3068 (REI/VG)

2 1

Price: \$728,300

Method: Sold Before Auction

Date: 10/11/2017

Rooms: -

Property Type: Apartment

Agent Comments



56/40 King William St FITZROY 3065 (REI)

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Price: \$720,000 Method: Auction Sale Date: 07/04/2018

Rooms: -

Property Type: Apartment

Agent Comments

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