

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered	for	sale
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Including subu		167 Johnston Street, Collingwood Vic 3066						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	\$800,000		&	\$850,000				
Median sale price								
Median price	\$1,200,000	Hou	ise X	Unit		Suburb	Collingwood	
Period - From	01/07/2016	to	30/06/2017	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.

Add	dress of comparable property	Price	Date of sale
1	71 Palmer St COLLINGWOOD 3066	\$888,000	20/05/2017
2	104 Noone St CLIFTON HILL 3068	\$856,000	18/03/2017
3	502/416 Gore St FITZROY 3065	\$790,000	08/07/2017

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.

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Indicative Selling Price \$800,000 - \$850,000 **Median House Price** Year ending June 2017: \$1,200,000



Rooms:

Property Type: House Land Size: 115 sqm approx

Agent Comments

Comparable Properties



71 Palmer St COLLINGWOOD 3066 (VG)



Price: \$888,000 Method: Sale Date: 20/05/2017

Rooms: -

Property Type: House (Res) Land Size: 117 sqm approx

104 Noone St CLIFTON HILL 3068 (REI/VG)

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Price: \$856.000 Method: Auction Sale Date: 18/03/2017

Rooms: -

Property Type: House Land Size: 169 sqm approx

502/416 Gore St FITZROY 3065 (REI)







Price: \$790,000 Method: Auction Sale Date: 08/07/2017

Rooms: -

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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