

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 167 Johnston Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,200,000 House 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.

	Address 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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Rooms:

Property Type: House

Land Size: 115 sqm approx

Agent Comments

Comparable Properties



71 Palmer St COLLINGWOOD 3066 (VG)

Agent Comments

2 - -

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)

Agent Comments

2 1 -

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)

Agent Comments

2 1 2

Price: \$790,000

Method: Auction Sale

Date: 08/07/2017

Rooms: -

Property Type: Apartment