

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale: 1/22 Gold Street Collingwood

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

\$320,000 - \$340,000

Median Unit Sale Price

\$535,000

Suburb or Locality

Collingwood

Period From

May 2016 – April 2017 (Source: CoreLogic)

Comparable property sales

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	6/30 Ross Street Northcote	\$330,000	23 rd February 2017
2	19/36 Egan Street Richmond	\$327,500	25 th March 2017
3	10/42 Nicholson Street Abbotsford	\$320,000	8 th April 2017