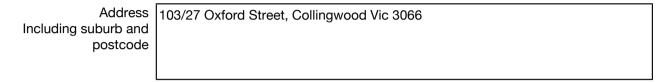
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

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

Single price \$930,000

Median sale price

Median price	\$612,500	Hou	se	Unit	Х	Suburb	Collingwood
Period - From	01/01/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	407/132 Smith St COLLINGWOOD 3066	\$915,000	21/10/2017
2	70/1 Wellington Cr EAST MELBOURNE 3002	\$895,000	13/12/2017
3	13/76 Oxford St COLLINGWOOD 3066	\$888,500	23/11/2017

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.





Generated: 29/01/2018 18:27





Property Type: Agent Comments

Indicative Selling Price \$930,000 **Median Unit Price** Year ending December 2017: \$612,500

Comparable Properties



407/132 Smith St COLLINGWOOD 3066

(REI/VG)

___ 2

Price: \$915,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: Apartment

Agent Comments



70/1 Wellington Cr EAST MELBOURNE 3002

(REI)

— 2

Price: \$895.000 Method: Private Sale Date: 13/12/2017 Rooms: 3

Property Type: Apartment

Agent Comments



13/76 Oxford St COLLINGWOOD 3066 (REI/VG) Agent Comments

1 2

(2) 1

Price: \$888,500

Method: Sold Before Auction

Date: 23/11/2017

Rooms: -

Property Type: Apartment

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962





Generated: 29/01/2018 18:27