

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb
and postcode 17 Robert Street Collingwood VIC 3066

Indicative selling price

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

Range between \$ 750,000 & \$ 825,000

Median sale price

Median price \$ 415,000

Unit X

Suburb Collingwood

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are two 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
25/84 Trenerry Court ABBORTSFORD 3067	\$760,000	10/12/2016
710V/162 Albert St EAST MELBOURNE 3002	\$750,000	12/11/2016

Two storey style apartment is very rare on the market. Taking the size, facing and quality of finishing of the apartment into consideration, we reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.