

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 4/66 Perry Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$340,000

&

\$370,000

Median sale price

Median price \$740,000

House

Unit

X

Suburb Collingwood

Period - From 01/04/2017

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	6/13 Alexander St COLLINGWOOD 3066	\$365,000	01/07/2017
2	3/336 Wellington St COLLINGWOOD 3066	\$365,000	14/07/2017
3	1/22 Gold St COLLINGWOOD 3066	\$349,000	15/07/2017

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.~~



 1  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$340,000 - \$370,000
Median Unit Price
June quarter 2017: \$740,000

Comparable Properties



6/13 Alexander St COLLINGWOOD 3066 (REI) **Agent Comments**

 1  1  -

Price: \$365,000
Method: Sold Before Auction
Date: 01/07/2017
Rooms: -
Property Type: Apartment



3/336 Wellington St COLLINGWOOD 3066 (REI) **Agent Comments**

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Price: \$365,000
Method: Private Sale
Date: 14/07/2017
Rooms: -
Property Type: Apartment



1/22 Gold St COLLINGWOOD 3066 (REI) **Agent Comments**

 1  1  1

Price: \$349,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: Apartment